SDA

TOP O'TH' HILL FARM

THE DEMOLITION AND REPLACEMENT OF AN EXISTING DWELLING

Design Access Statement: October 2023

Rivington Lane, Rivington, Bolton, BL6 7RZ

This design access statement is to be read in conjunction with all plans, elevations and sections prepared by Studio SDA Architecture and the wider consultants' information.

CONTENTS

1.0 INTRODUCTION

1.1 Purpose

The following document is a Design & Access statement in respect of the accompanying application and is to provide a description of the proposed development and demonstrate how the proposal will achieve a high quality design and assesses the merits of the scheme in the context of the relevant national and local planning policies.

This statement is submitted in accordance with the **Town and Country Planning Act 1990.**

The approach adopted to produce this design and access statement is in accordance with circular 01/2006 as well as the guidance produced by **CABE** entitled "**Design and Access Statements-How to write, read and use them**" which was also published in 2006 as well as The National Planning Practice Guidance, which states that a DAS must

- Explain the design principles and concepts that have been applied to the proposed development; as well as
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The design and access statement has been prepared by **Studio SDA Architecture** to accompany a full planning application. This document is intended to illustrate the process, in which a proposed replacement dwelling has been deemed most appropriate to provide a suitable, efficient family dwelling.

This document is also to be read in conjunction with the following:

- Knightsbridge Planning Ltd - Planning Support Statement.
- ERAP Ecology – Mitigation Strategy.
- Minerva – Heritage Impact Assessment.
- Matrix Archeology Ltd. – Historic Building Survey
- Barnes Walker Ltd – Landscape Design.

1.2 Proposed Development

The proposed application is for the demolition of an existing dwelling and the adjoining agricultural structures, to provide a replacement family dwelling to house mulitple generations, that will achieve high quality architectural design, sustainability and landscaping / ecological enhancements.

The original intention was to retain the existing dwelling, and pursue extensions to provide a rationalised floor plan, and larger footprint that would meet the clients brief of providing sufficient space for housing multiple generations of family.

This was achieved in November and December of 2021, by exploring permitted development applications (references: 21/01199/CLPUD, 21/01201/CLPUD & 21/01208/PDE), that would extend to the rear, and either side as well as provide dormers. While this increased the footprint, and due to the limitations of materiality, for permitted development, the existing topography and restrictions to allow for provisions for ambulant disabled and more accessible friendly movement within the home, the client approached Studio SDA again to explore the possibility of providing a more coherent, environmental and sustainable new build proposal.

Our proposal shall occupy the existing area of built form, and utilise the existing agricultural typologies to inform the shape and massing, of the newly built structure. The intention is to provide an attractive, traditional architecture detailing for the residence. Locally sourced materials are to be considered and utilised where possible that shall have aspects of the original traditional stone built forms that are currently present on the site.

The proposal shall also incorporate large areas of landscaped gardens, native and ecologically sensite planting, including mature trees to enhance the existing biodiversity linking the wider ownership boundary to the surrounding context of Lever Park.

Following our new appointment to explore a new build in lieu of the former approvals, the below requirements were proposed as our project brief:

Ground Floor Level:

- 4 Space Car Port.
- Entrance Lobby.
- WC / Powder Room.
- Formal Dining.
- Separate Hot Kitchen & Family Kitchen (adjoining)
- Lounges / Snugs.
- Laundry.
- Study / Library.
- Passenger Lifts and Level access.
- Garden Room / Orangery.
- Boot Room.

First Floor Level:

- Master Bedroom with Ensuite and Dresing.
- 3x Additional Bedrooms with Ensuite and Dressing.
- Temple / Meditation.
- Plenty of Storage.

1.3 Application Risk and Control Measures

1. Green Belt
2. Existing Ecology.
3. Existing Built Form and Built/Approved Volumes.
4. Sloping boundaries 13.5m fall from North-East to South-West.
5. Exposed Location to strong winds and adverse weather conditions.

Following thorough site analysis and a comprehensive feasibility assessment SDA have identified the following control measures that shall be explored further within our DAS document:

- Historical context reviewed due to proximty to Lever Park.
- Site allocation of Green Belt.
- Understand ecology requirements within the new building.
- Assess Coal Mining risks.
- Suitably site new structure to area of built form and assess topography.

2.0 SITE CONTEXT

2.1 Site Feasibility - Aerial

2.0 SITE CONTEXT

2.2 Site Description

The site is located at the rear of Top O'th' Hill Farm

Ordnance Coordinates - Easting: 363140 - Northing: 413704
Grid Reference: SD 63140 13704

The site forms an 'arrowhead' shape and is a portion of land approximately 0.41 ha in area. Upon approach from the narrow public bridleway, you greeted by a narrow tarmac, private road and hard standing area. There are two barns towards adjacent to the road, one more historic in appearance constructed of stone and slate (Barn A), while the furthest southern barn (Barn B) consists of green painted corrugated sheeting and potential asbestos corrugated sheeting.

Towards to north eastern boundary the main house is situated and is largely stone clad, with a mix of tranditional stone and timber detailing and slate roofing and timber windows with leaded lights and timber doors. The current main house, and two barns can be best described as unoccupied and/or disused, but in a relatively good condition.

The site has an overall gradient change of 13.5m from the south-west corner to the north-east, with steep land batters adjacent to the existing road access that form the sites topography. The existing main house has a steep level change of 2m.

Top O'th' Hill Farm lies adjacent to Lever Park and has views over towards the surrounding towers found within the park such as Pigeon Tower & Pike Tower as well as Liverpool Castle and Lower Rivington Reservoir towards the west.

2.0 SITE CONTEXT

2.3 Site Feasibility: Aerial Drone Photographical Study

Aerial Drone Image 1 - North East Elevation

Aerial Drone Image 2 - South West Elevation

Rivington Pike Tower - *Grade II Listed*

Materiality

- Stone

Wards Cottage

Materiality

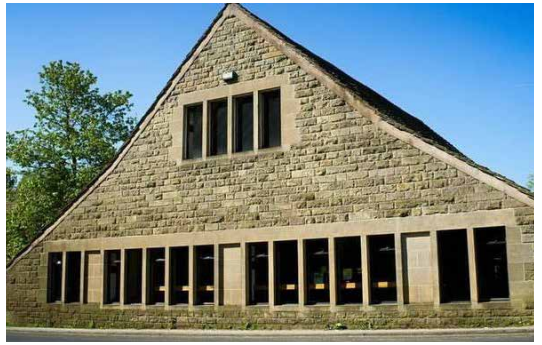
- Stone
- Slate
- Glass

Rivington Castle - *Grade II Listed*

Materiality

- Stone

Rivington Barn - *Grade II Listed*



Materiality

- Stone
- Slate
- Glass

2.0 SITE CONTEXT

2.3 Site Feasibility: Aerial Drone Photographical Study

Aerial Drone Image 3 - South West Elevation

Aerial Drone Image 4 - North East Elevation

Side North Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

Frontal West Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

Side South Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

Rear East Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

2.0 SITE CONTEXT

2.3 Site Feasibility: Aerial Drone Photographical Study

Aerial Drone Image 5 - South West Elevation

Aerial Drone Image 6 - North East Elevation

Side East Elevation

Materiality

- Stone
- Slate
- Glass

Front North Elevation

Materiality

- Stone
- Slate
- Corrugated Metal
- Glass

Side West Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

Rear South Elevation

Materiality

- Stone
- Slate
- Timber
- Glass

2.0 SITE CONTEXT

2.3 Site Feasibility: Aerial Drone Photographical Study

Aerial Drone Image 5 - South West Elevation

Aerial Drone Image 6 - North East Elevation

Side East Elevation

Materiality

- Green metal sheeting
- Corrugated sheeting

Front North Elevation

Materiality

- Green metal sheeting
- Corrugated sheeting

Side West Elevation

Materiality

- Corrugated sheeting

Rear South Elevation

Materiality

- Green metal sheeting
- Corrugated sheeting

2.0 SITE CONTEXT

2.4 Site Feasibility: Wider Materiality Photographical Study

Aerial Site Plan

The Wider Context Summary:

Rivington

Architectural Characteristics:

Having undertaken a wider review of Rivington it can be defined as a picturesque rural village, with a rich agricultural history. Rivington has a historic tie with Lord Leverhulme whose business ventures yielded large contributions to the the village and surrounding area. Its appearance overall is typical of a Lancashire village with a small cluster of properties and more rural and agricultural structures lying on the outer perimeters of the village boundary.

Our conclusions on reviewing the materiality both local to our site and wider are that 3 main original materials are repeated, which are stone as the main retained façades, slate for the original roofing material and glass in a variety of sizes and shapes. On the conversions that we reviewed timber feature materials were found to have been used, as well as more contemporary larger span glazing especially in those of Moses Cocker Farm and Middle Derbyshire Farm which have had signifcant extensions, and/or replacement dwellings erected.

Wider neighbouring dwelling

Moses Cocker Farm

Rivington Road

Material Pallet:

- Stone
- Slate
- Glass
- Timber

Architectural Characteristics
Vertical standing seam cladding both for the roof and façades of this extension create a sympathetic nod to the agricultural host building past.

Wider neighbouring dwelling

Wards Cottage

Rivington Lane

Material Pallet:

- Stone
- Slate
- Glass
- Black painted metal

Architectural Characteristics
Former workers cottages with subsequent traditional extensions. Strong stone architectural detailing with traditional fenestration

Wider Neighbouring dwelling

Middle Derbyshire Farm

Rivington Lane

Material Pallet:

- Stone
- Slate
- Glass
- Aluminium
- Copper

Architectural Characteristics
A contemporary dwelling with a with hints of the sites agricultural past. Strong stone structure with large spans of glazing. Replacement dwelling under application 13/00741/FUL

2.0 SITE CONTEXT

2.5 Historic Appraisal: Historic Mapping

Assessed Time-line: 1894 - 1929

1894

- The main dwelling (farmhouse) is situated towards the North-East on the same line of the North-East elevation of Barn A.
- Barn A consists of two extensions, one to the North-West elevation and the other to the South-West.
- Access is via Rivington Lane via a small access road.
- Minimal hardstanding areas for parking.

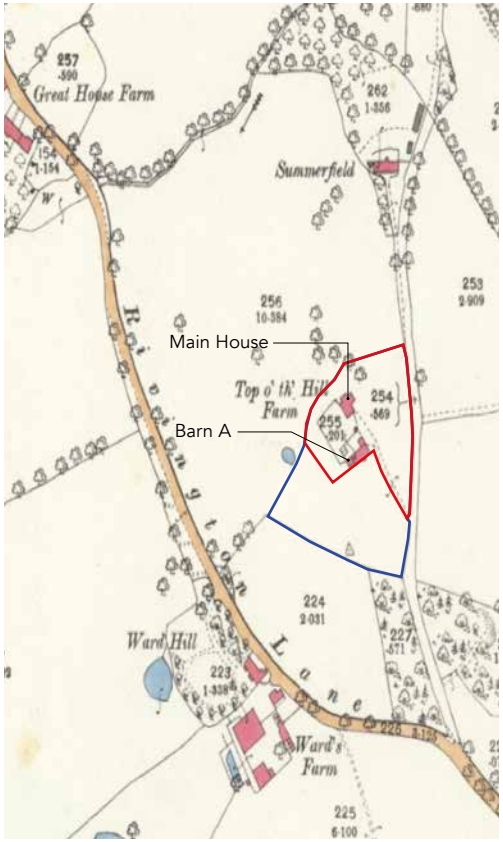
1911

- The main dwelling from 1894 has been demolished and rebuilt towards the south South-East in line with South-West elevation of Barn A.
- This provides hardstanding areas to the front of the dwelling for parking.
- The South-West extension to Barn A has been removed and narrow extension has been incorporated to form the U-shaped farmstead typology.
- This space would have been primarly for the farm to control livestock.
- Access to the site has not changed.

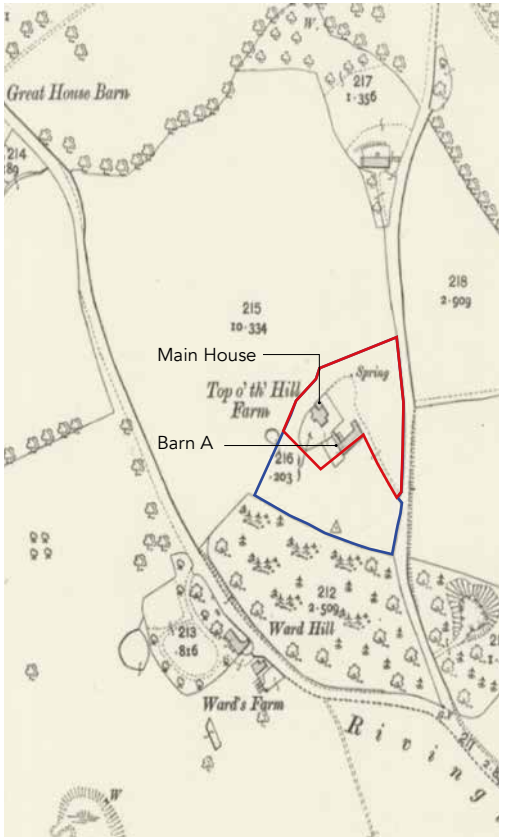
1929

- The main house encompasses a large extension to North-West facade to create a courtyard to the front of the house.
- There is also a small outbuilding visible to the North-West and South of the site.
- There has been two further extensions to the South-East and West facade of Barn A.
- The access road remains unchanged.

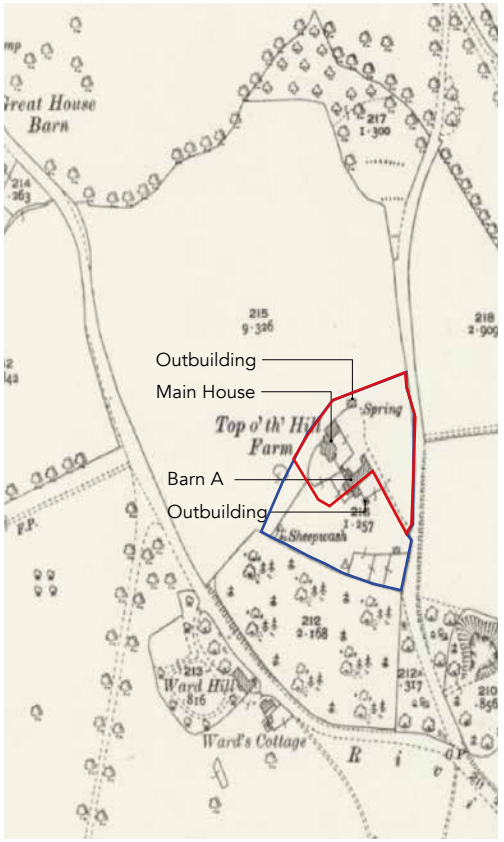
1894 Map



1911 Map



1929 Map



Historic Evolution:

From the above analysis it can be shown that from 1894 until 1929 the site has had multiple buildings demolished and erected, showing an evolution in what can only be assumed as an increase in the sites rich farming history. From 1929 to today the site has subsequently demolished Barn A in lieu of a a more rectangular structure, as has been evidenced in Matrix Archeologies digs and outline of former structures. From around 1966 the site also hosted a new barn behind Barn A which has been designated as Barn B earlier in this report, with the main farmhouse remaning in a similar footprint as it is today.

As noted previously, SDA were initially comissioned to increase the existing farmhouse to provide a sufficient number of bedrooms for multiple family members, (Main House), and have had successful determinations through multiple permitted development applications, however through a subsequent appointment and analysis of the approved contained in this document, an alternative route is now sought due to the PD additions not providing a suitable, energy efficient, access friendly, architecturally strong alternative.

From this contiuum of site development, we feel the site's next sustainable use is that of a domesticated high quality home.

2.0 SITE CONTEXT

2.6 Historic Appraisal: Archeological Investigations

Following a review of the historic mapping contained in the above section, our client comissioned Matrix Archeology to undertake a Historic Building Survey.

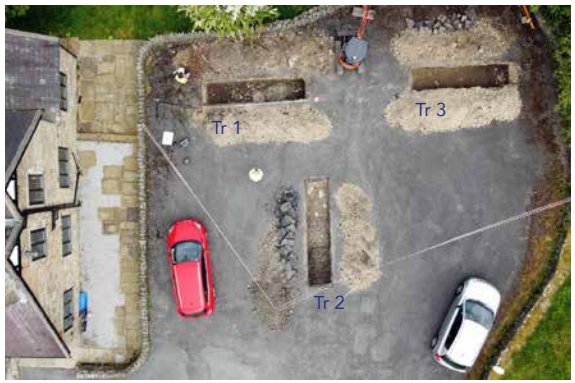
From the archeological report the farm is estimated to have been constructed in it's current form around 1897 as a series of cattle shippons with a hayloft. Over time it is assumed that it may have facilited dairy production to meet the surround area growth found within Horwich and Chorley.

As has been previously evidenced the site has had multiple structures erected and demolished throughout its history with the building form shifting towards a 'U' shaped typology. An overlay of the former structures and their position can be seen on the adjacent image, with the former structures being in red.

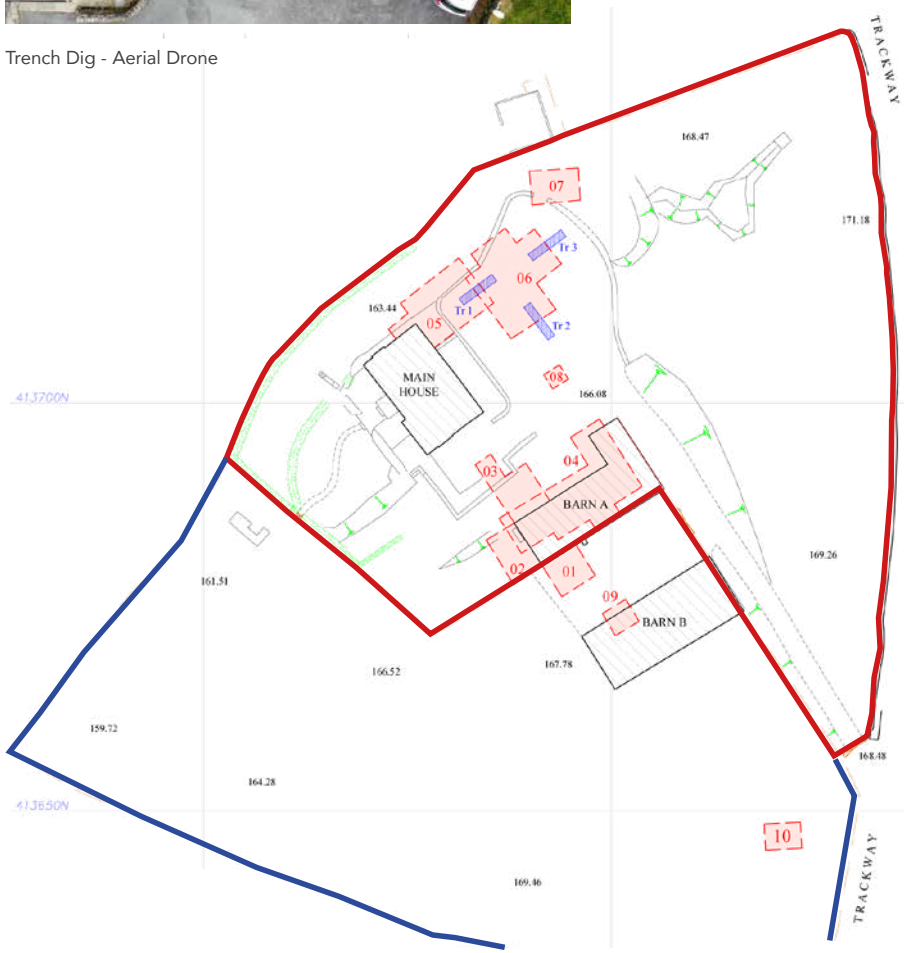
Trial digs were undertaken by Matrix which found evidence of the former structure below but nothing of significance which can be seen from their report appended to the application.

As can be evidenced in the report, the land and it's varying properties have hosted many occupants and owners, with records dating back to 1780. Despite the site and the wider context once being part of Lord Leverhulmes estate that was later donated, the house has been recorded as not being an 'element of the Leverhulme architectural legacy' it is assumed that the works were not designed by James Lomax-Simpson, who is known to have commissioned many properties for Lord Leverhulme.

The style is noted as being an example of 'Arts & Crafts' which is noted as emerging towards the last decade of the 19th century, and while it has some merit that has made the purchase by our client desirable, it does not have the architectural significance that would warrant retaining it, and at most recorded for posterity.



Trench Dig - Aerial Drone

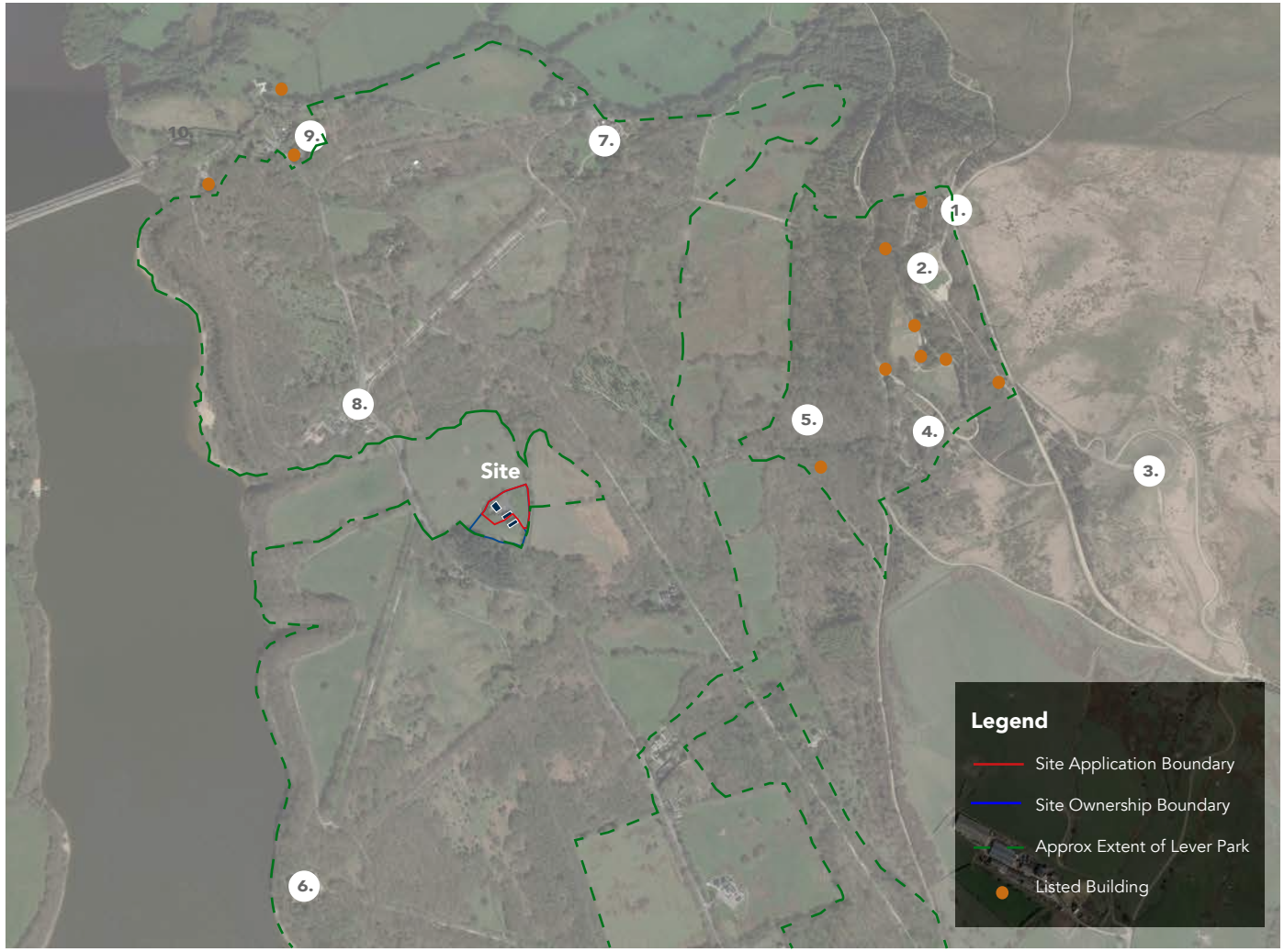


Site Location Plan with historic buildings and trench overlay - Matrix Archeology

2.0 SITE CONTEXT

2.7 Historic Appraisal: Wider Context

Aerial Site Plan




1. Pigeon Tower


6. Liverpool Caste


2. Archways to Rivington Gardens


7. Rivington Hall Barm


3. Rivington Pike


8. Great House Barn


4. Terraced Gardens


9. Fisher House


5. Summer House


10. Church of Holy Trinity

Historic Context:

Surrounding Top O'th Hill Farm is a set of listed landmarks and other historical features. Rivington Pike Tower is a grade II listed building, originally this structure was a hunting lodge, is now boarded up and a cultural landmark to the people of Chorley. Another Grade II listed property in the surrounding area is Rivington Gardens, situated on the steep slopes of Rivington Moor. The gardens were designed by Thomas Hayton Mawson, a British Landscape Architect.
The Dovecote Tower, commonly known as the Pigeon Tower, stands at the northwestern edge of the Terraced Gardens. Italian in style, the Tower was built in 1910 by Lord Leverhulme as part of his extensive Rivington estate. The first two floors were home to ornamental doves and pigeons, whilst at the top was a small sitting room that was used as a lookout over the boating lake, and by Lady Lever as a sewing and music room.

The three floors are linked by a solid stone staircase that runs up the semi-circular spine of the building. On rare occasions when the metal barricaded door allows access.

2.0 SITE CONTEXT

2.8 Ecological Summary

Main House Roost 1

Main House Roost 1

Typical Lead Batslate

Main House

Roost 1:

- One 'Brown long-eared' bat day roost found in roof void of Main House
- Two bats detected entering roof void during the activity surveys at a gap in the roof verge on northern elevation

ERAP Recommendation:

To accommodate brown long-eared bat at the replacement house / garage and comply with current guidelines we recommend the following:

- Partition off a section of roof void at the house / garage that is a ideally 2 metres high but least 1.5 metres high (from floor to ridge) and 4 metres from gable end to partition and 4 metres wide;
- Ensure that this area supports Type 1F hessian backed bitumen underfelt only (BRM must not be used in this area / a bat roost for entanglement issues and will not be accepted by Natural England);
- Create bat accesses into the roof void by use of a lead slate.

Roost 2:

- Three 'Myotis' bats detected using a gap at the soffit on the south-western elevation of the house above the bedroom window

ERAP Recommendation:

- To compensate for the loss of this roost opportunity we need to accommodate a tree mounted bat box on site or ideally a bat access panel at the new property / garage. This should ideally be south-west facing to replicate the roost to be lost.

Barn

Roost 3:

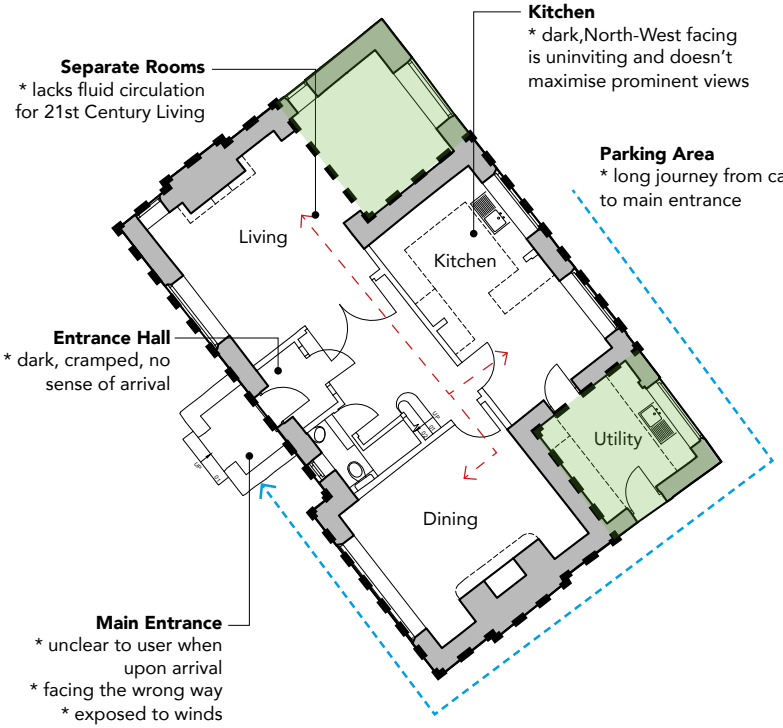
- One common pipistrelle bat day roost was detected behind the timber fascia on the south-eastern elevation of the stone barn.

ERAP Recommendation:

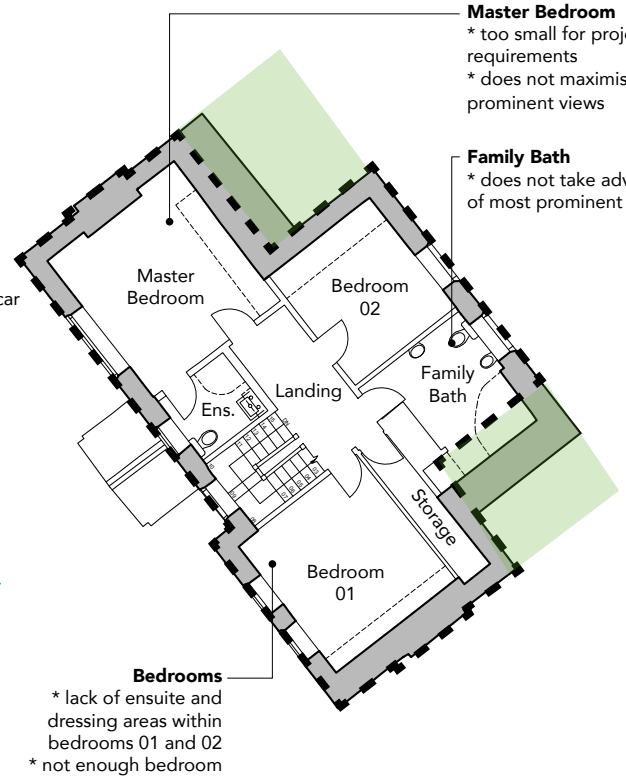
- The loss of this roost can be mitigated for by a tree mounted bat box and / or a bat access panel accommodated on the new property / garage.
- No other roosts were detected although the area does support foraging bats and the usual guidance in relation to sympathetic use of lighting and appropriate landscape planting will be detailed in our report.

2.0 SITE CONTEXT

2.9 Existing Floor Plan Appraisals



Main House Ground Floor Plan

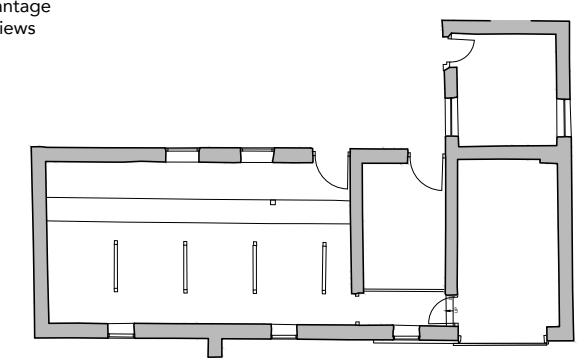


Main House First Floor Plan

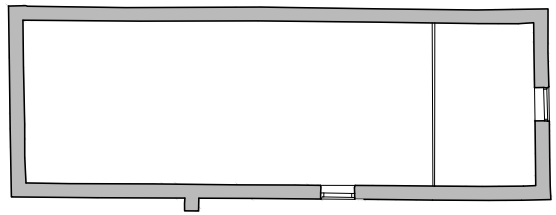
Legend

Extant Planning Permission 81/00534/FUL

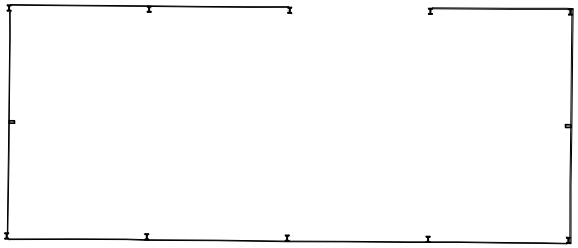
Outline of original Dwellinghouse



Barn A Ground Floor Plan



Barn A First Floor Plan



Barn B Ground Floor Plan

Existing Floor Plans:

The existing floor plans were surveyed in 2020 by Survey Operations Limted, to assist with Studio SDA Architecture's initial appointment whereby subsequent permitted development applications were succesfully determined, to assist in the enlarging of the main farmhouse to provide a maximised solution to assist with the clients brief in a suitable dwelling to house 3 generations of family. The site has an extant permission enacted with an additional side extension not constructed. The area shaded in green represents the areas that were part of that application that were constructed in line with the approved planning application.

The overall schematics and current room layouts within ground floor prevent fluid circulation throughout the property. The kitchen feels dark and enclosed with a poor link to the dining space via the entrance hall does not work for contemporary 21st century living.

First floor is small with minimal storage space, rooms are oriented wrong to not take in the prominenet views and the principal elevation is oriented away from the road access losing a sense of arrival when entering.

2.0 SITE CONTEXT

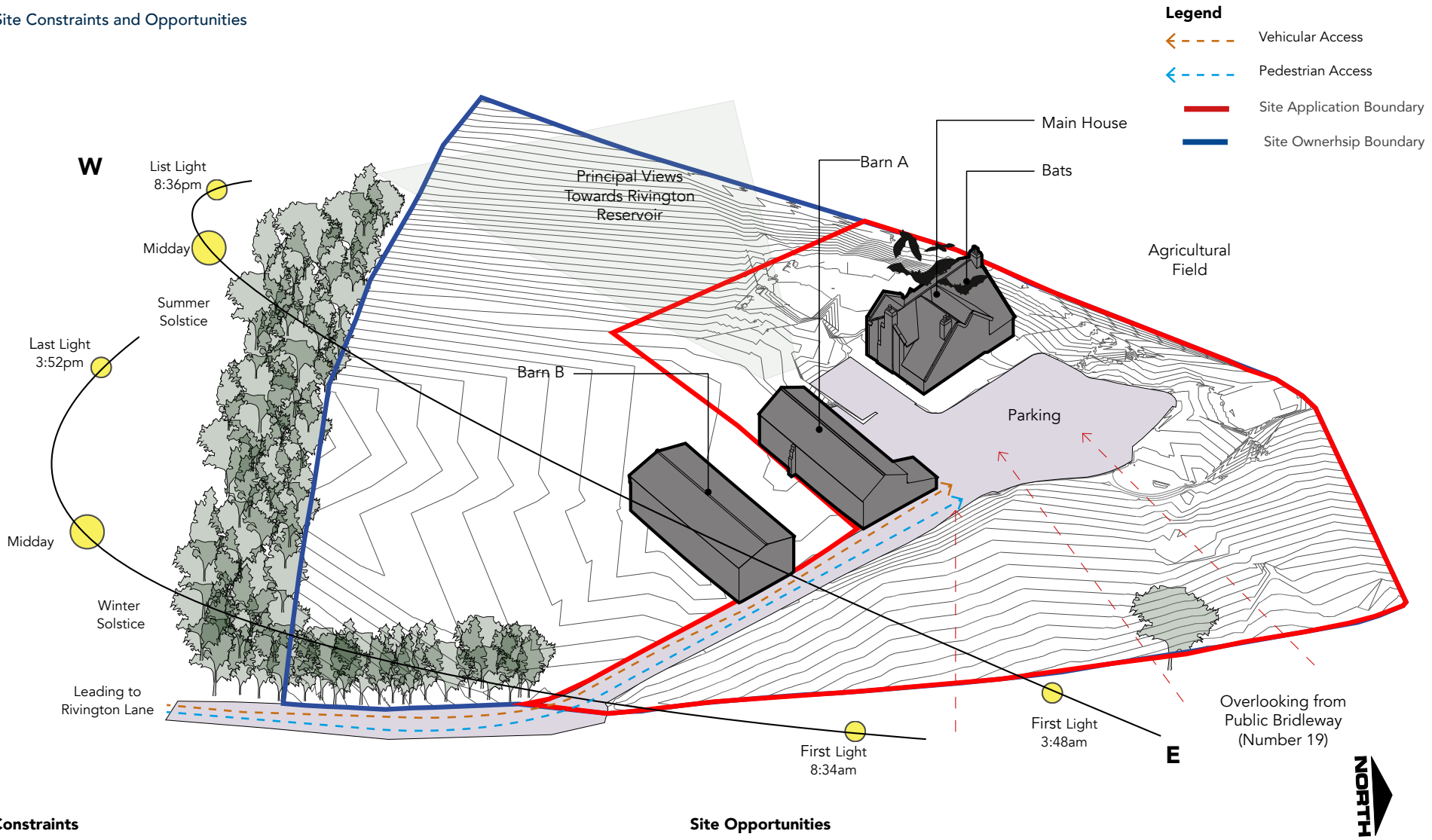
2.10 Site Planning Application History

Planning Summary:

As previously noted, Studio SDA Architecture were initially appointed in 2020, to assess the existing property and the extant extension not constructed, in an effort to maximise the dwellings potential to allow for multiple generations of family members to comfortably inhabit the residence. This was initially approved and through multiple applications listed in the above, we achieved a design that had it's merits did not grant all aspects of the clients brief and would have its limitations on longer term sustainability and accessability goals. We have explored this further in section '2.12 Ground Floor Plan Appraisal' - '2.14 - Elevation Appraisal'.

2.0 SITE CONTEXT

2.11 Site Constraints and Opportunities



Site Constraints

- Green Belt
- Designation for Existing Open Space
- The site forms part of a Biological Heritage Site and Minerals Safeguarding Area
- Exposed Location to strong winds and adverse weather conditions
- Narrow Access Road for Construction Phase
- Overlooking from elevated public bridleway adjacent to the site
- Sloping boundaries 13.5m fall from North-East to South-West
- Bats roosts found in main house roof space.
- Constrained to area of existing built form

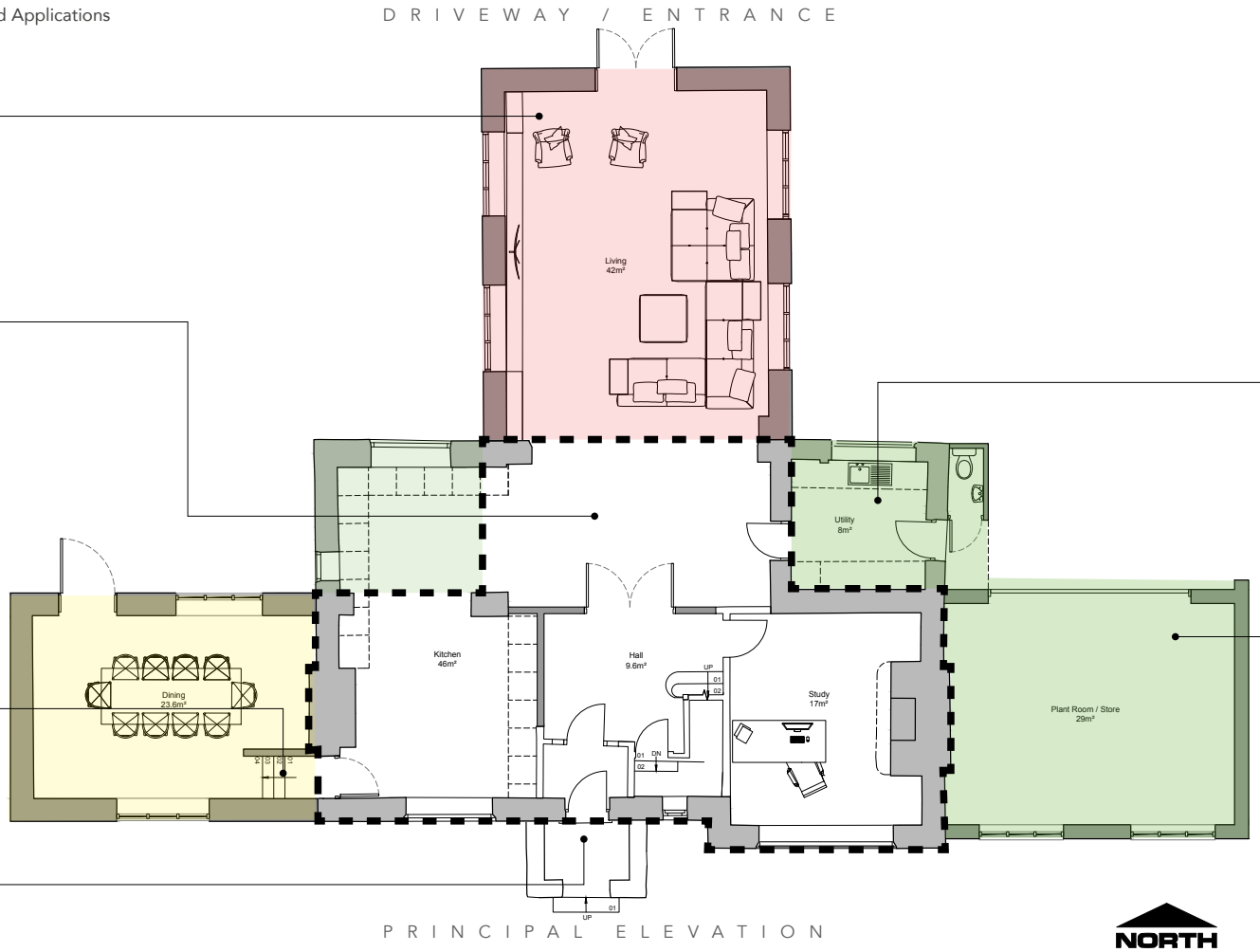
Site Opportunities

- Attractive views towards Western Boundary
- Maximise sun path and scenic views towards Rivington Reservoir
- Potential to integrate the exemplary surrounding landscape within the design
- Defined domestic curtilage and existing access route through to site.
- Potential extension opportunities but limited due to existing struture placement
- The site also has a history of multiple demolitions and replacement structures being constructed with evidence of form structures being established following archeological dig

2.0 SITE CONTEXT

2.12 Existing Approved Planning Appraisal

Ground Floor Plan - Combined Approved Applications



Legend

- Extant Planning Permission 81/00534/FUL
- Approved Application: 21/01208/PDE
- Approved Application: 21/01199/CLPUD
- Approved Application: 21/01201/CLPUD
- Outline of original Dwellinghouse

Living Room

- Extension while providing much needed space, overbears the rear architecture due to permitted development limitations.

Kitchen

- Multiple extensions present a central area without maximising daylight and minimal options for usable space.
- Multiple extensions requiring steels supports and columns blocking 'open' feel desirable for combined kitchen / living / dining.

Dining Room

- Existing site level changes present multiple steps where level access would be desireable.

Entrance

- Facing opposite of road access, no sense of arrival.
- Existing Stepped access
- No WC on entrance.

Utility / WC

- Extant permission, with disjointed position and small external WC.
- Wall construction not up to current standards.

Plant Room

- Space allocated for garage previously, but will be needed to store gardening equipment and plant.
- Multiple extensions requiring steels supports and columns blocking 'open' feel desirable for combined kitchen / living / dining.

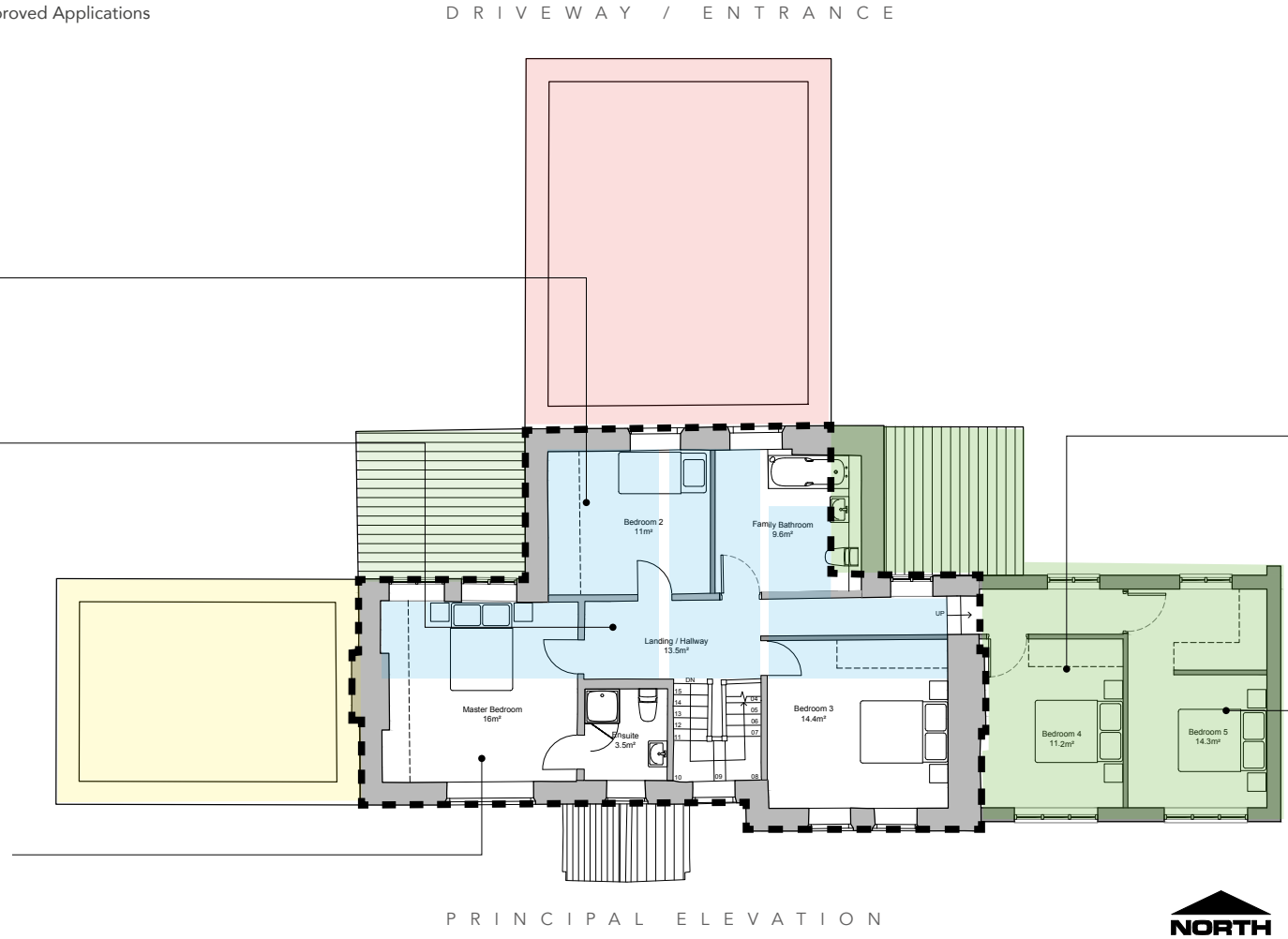
Ground Floor Summary:

The ground floor contends with steep changes in topography on the western elevation, this requires stepped access and disjointed transitions between the space, where ideally the house would be level. The existing main elevation and entrance is back to front from the road access, creating a lack of sense of arrival. Through the extensions in the above, the existing house has been enveloped, impacting some of the dwellings 'arts and crafts' style and character due to the limitations of the house being within the Greenbelt, and restrictions on materials through the permitted development route. This coupled with a disjointed floor plan, with rooms being accessed off one another due to the central entrance corridor limits the possibilties for a more coherent spaces. The above would require upgrades to the existing fabric, and use of the garage area in green being reallocated for a space to store plant for the intended renewable energy solutions, tanks etc. as well as space for garden and landscaping storage.

2.0 SITE CONTEXT

2.12 Existing Approved Planning Appraisal

First Floor Plan - Combined Approved Applications



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- Outline of original Dwellinghouse

Bedroom 2

- Small bedroom only sufficient for single bed and wardrobes.

Landing /Hallway

- Dark and somewhat opressive, long corridors to accomodate bedrooms 4 and 5.
- Level change to Bedrooms 4 & 5 with little opportunity for retrospective lift installation without major structural changes

Master Bedroom

- Bedroom small for a Master Bedroom, little room for sufficient storage / dressing area.
- Ensuite usable but small.

Bedroom 4

- Accessed via long corridor and level change.
- Insufficient storage space.
- Small bedroom with limited layout options

Bedroom 5

- Long narrow form allows for space for dressing area, but no
- Long corridor with stepped access not suitable for person(s) requiring accessible solution.

First Floor Summary:

The first floor, without fundamental movement of stairs is limited to a dark central landing space and a long narrow corrdior with a level change to enable access to Bedrooms 4 & 5 not assisting with the requirements for accessibility for elderly generations of the family and those requirement more accessible considerations to be implemented within the design. The bedrooms are comfortable, but provide insufficient storage space especially where upgrades to existing fabric may be required to increase the insulation value and air-tightness to efficiently retrofit sustainable energy solutions to the current dwelling.

2.0 SITE CONTEXT

2.12 Existing Approved Planning Appraisal

Elevational Summary:

The south-westerly elevation is currently the most prominent but is oriented away from the primary access road into the site, which as previously documented loses a sense of arrival for the site.

Without major reorginising of the access road and dwelling the only options have been to provide a rear extension to the north east elevation onto the existing hardstanding. As can be demonstated in the existing volumes section, does achieve additional areas required for the client but ultimately through large areas of existing built form, is less cohesive and creates fragmented movement through the site.

The extensions have been designed to be in keeping with original 'arts & crafts' style of architecture but remain subservient to the original dwelling. This has increased the footprint to adapt to the need for further space but ultimately through the existing topography and configuration of built form is disjointed, where a bespoke dwelling would present a more cohesive arrangement.

As outline in section 2.5 Historic Appraisal, the sites history is not unfamiliar with demolition and replacement of a dwelling and/or barn structures and this consideration presents a more desirable alternative - the house has been well documented through Matrix Archeologies historic report and it is with this in mind, and the desire to provide a property that can exceed current minimum u-value levels contained in Approved Document L for new dwellings that we believe a replacement dwelling would be the most economical and environmentally logical solution

Following further analysis of the dwelling the interventions may only be suitably constructed to new elements to existing buildings contained in approved document L, whereas a replacement dwelling would be to or exceed current u-values providing a longer term, more economically friendly construction.

South West Elevation as 'Approved'

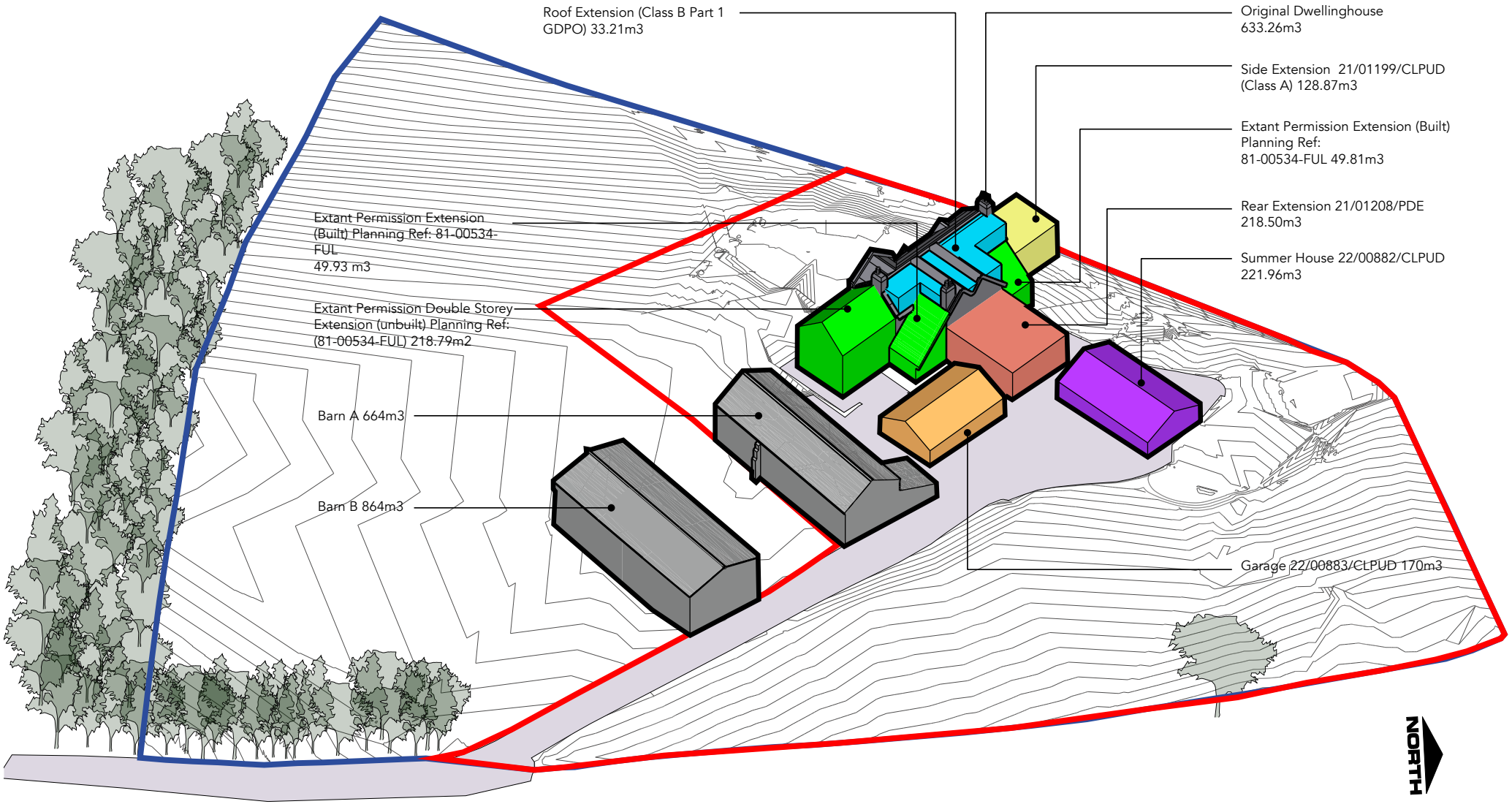
North East Elevation as 'Approved'

Legend

- Extant Planning Permission 81/00534/FUL
- Approved Application: 21/01208/PDE
- Approved Application: 21/01199/CLPUD
- Approved Application: 21/01201/CLPUD

2.0 SITE CONTEXT

2.13 Existing Volumes



2.0 SITE CONTEXT

2.13 Existing Volumes

Following the re-appointment of Studio SDA Architecture, our client wished for us to explore a replacement dwelling application similar to Middle Derbyshire Farm, (Approved Application Ref: 13/00741/FUL), having felt the extensions were not as architecturally strong as a new build, and would not feasibily provide the coherence between spaces, the return on the investment in sustainable energy solutions that a new build would achieve, and wanted to provide an alternatie that would enhance the immediate and wider ecology and site context.

With the adjacent local precedent and in line with Policy HS6: Replacement Dwellings of the Chorley Local Plan and the local precedent, we consider this approach to be compliant to; *"The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage. Increases of up to 30% (volume) are not considered to be materially larger."* Following an assessment of the approved and existing volumes, we discussed with Chorley Council the possibilty of utilising the volumes which are as follows:

Part a)
Existing original dwelling = 633.26m3
Extant permission 81/00534/FUL Built (99.74m3) and unbuilt (218.79m3) = 318.53m3
Extant Roof Extension 21/01201/CLPUD = 33.21m3
Extant Side Extension 21/01199/CLPUD = 128.87m3
Extant Rear Extension 21/01208/PDE = 218.50m3
Total for a) = 1,332.37m3

Part b)
Volume of 1 x domestic outbuilding with extant consent for conversion 00/00705/COU +30% = 863.20m3
(existing of 664.00m3 + 30%)
Total for b) = 863.2m3

Part c)
Volume of 1 x barn ancillary to conversion scheme in part b) + 30% = 1,123.20m3 (existing of 864.00m3 + 30%)
Total for c) = 1,123.20m3

Part d)
Summer House 22/00882/CLPUD 221.96m3
Garage 22/00883/CLPUD 170m3
Total for d) = 391.96m3

Max. Volume Allowance is: a) + b) + c) + d) = 3,710.73m3

Middle Derbyshire Farm - Former Structure (Now Demolished) - Image 1

Middle Derbyshire Farm - Former Structure (Now Demolished) - Image 2

Middle Derbyshire Farm - Replacement Dwelling - Aerial

Middle Derbyshire Farm - Replacement Dwelling

3.0 DESIGN CONCEPT

3.1 Client Brief and Project Aspirations

Client brief

- An architecturally strong, traditional classical stone residence that will create a strong sense of arrival, suitable for its natural and beautiful setting.
- A fabric first highly sustainable dwelling with considerations for renewable energy sources.
- Create a 4/5 bedroom home with open plan living space to the ground floor and natural, easy access to the outside spaces suitable for 3 generations of family.
- Include practicalities of modern country living to be included in the design such as boot room with muddy entrance, ground floor wc, utility and home office.
- Level access, lift capabilties to enable more accessible solutions for vertical travel.

Project Objectives

- Timeless attractive architecture that signals to its rural past and historic ties to the wider site context.
- Optimise the views to the attractive, natural, rural setting.
- A highly sustainable, dwelling that will act as a precedent and catalyst for fabric first dwellings with renewable considerations.
- Ensure volumes do not exceed existing built forms to ensure no impact on greenbelt.
- Connectivity with external / natural spaces.
- Positive impact on existing biodiversity, enhancement to existing site.

3.0 DESIGN CONCEPT

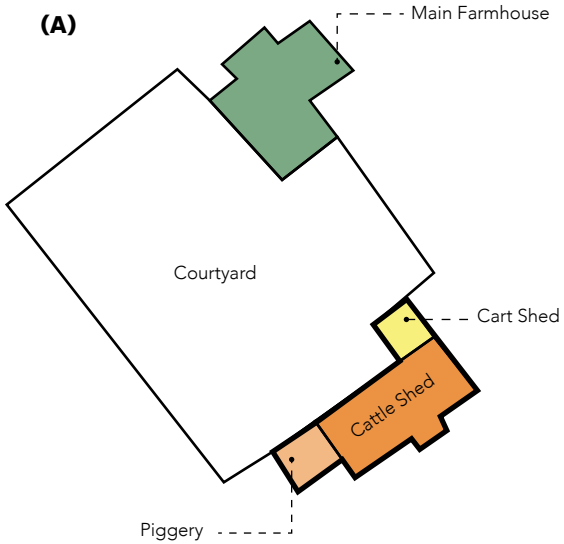
3.2 Existing Historical Farmstead Analysis

HISTORIC TIMELINE

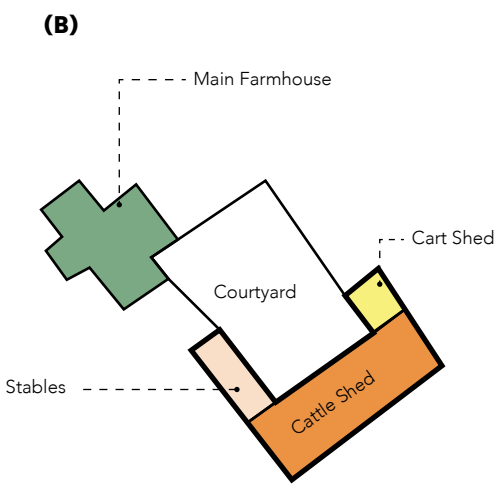
CHANGING INDUSTRY CREATED DISILLUSION

OPPORTUNITY FOR REALIGNMENT OF ARCHITECTURAL EVOLUTION

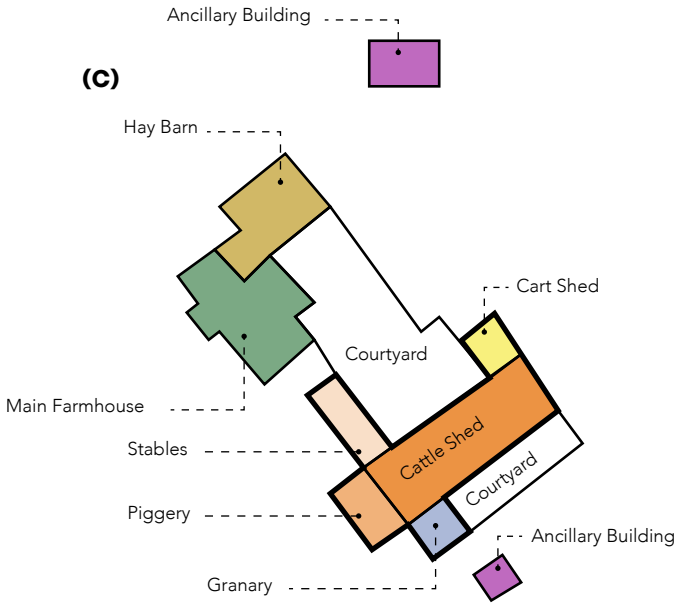
1894 L-SHAPE | **1911 U-SHAPE** | **1929 T-SHAPE** | **2019 EXISTING** | **2023 PROPOSAL**



1894 Map - L-Shape Farmstead Typology



1911 Map U-Shape Farmstead Typology



1929 Map - T-Shape Farmstead Typology

Presentation Legend:

- Main Farmhouse
- Cattle Shed
- Piggery
- Stables
- Cart Shed
- Granary
- Courtyard
- Ancillary Buildings
- Hay Barn

NORTH

Anaylsis Summary:

Researching the evolution of the farmstead typology of the existing site.

The evolution of the farmstead typology has developed over the 125 year review.

A) L-plan including the farmhouse. Such plans are usually either a development from a linear plan or resemble a small regular courtyard plan.

B) Regular courtyard U-plan. The yard, in this example divided into two parts, is framed by three connected ranges.

C) T-Shape courtyard plan. This consists of two ranges set at right angles to each other with one joining the second range at approximately mid-way along its long side. Typically this forms two yards or working areas either side of the stem of 'T'.

3.0 DESIGN CONCEPT

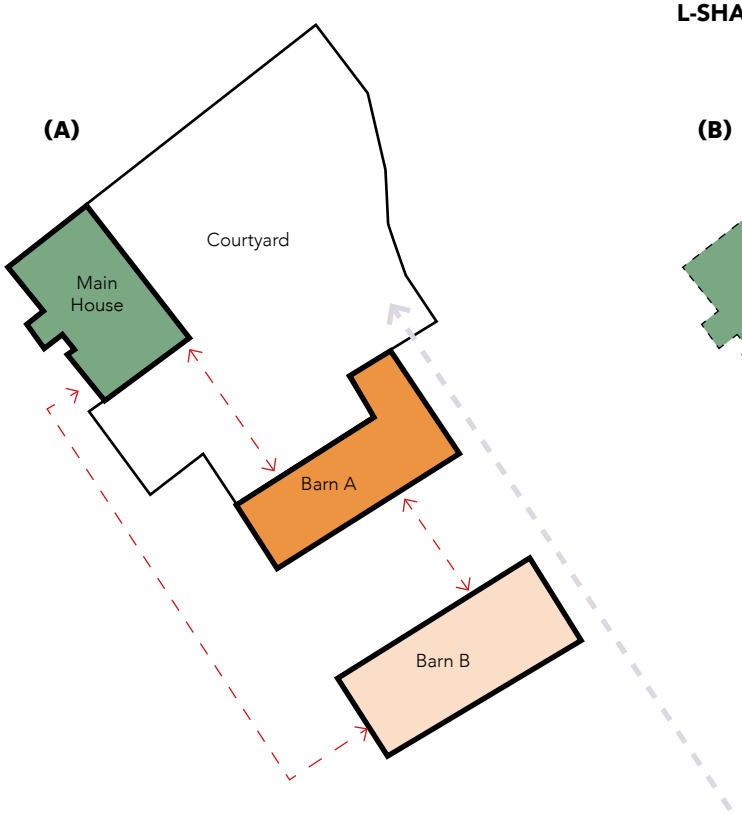
3.3 Formation of H Shape Farmstead Typology

HISTORIC TIMELINE

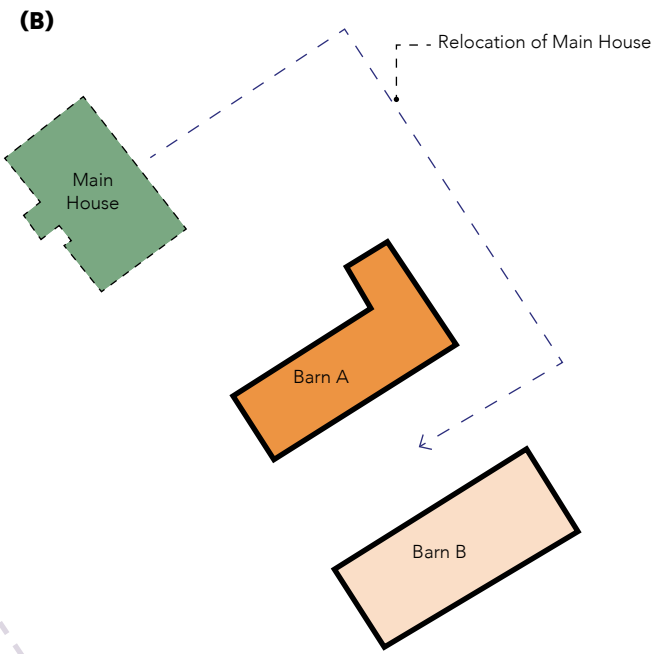
CHANGING INDUSTRY CREATED DISILLUSION

OPPORTUNITY FOR REALIGNMENT OF ARCHITECTURAL EVOLUTION

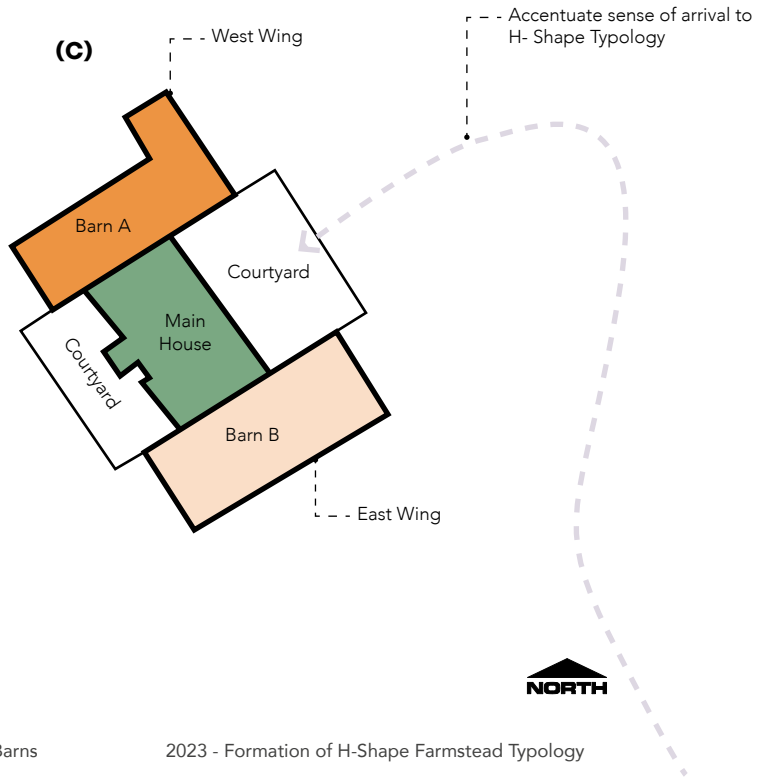
1894 L-SHAPE | **1911 U-SHAPE** | **1929 T-SHAPE** | **2019 EXISTING** | **2023 PROPOSAL**



2019 - Existing Disillusioned Farmstead Typology



2022 - Proposed Relocation of Main Farmhouse between Two Barns



2023 - Formation of H-Shape Farmstead Typology

Legend:

- Main House
- Barn A
- Barn B
- Courtyard
- Access
- Lack of Connection
- Proposed Intervention

Anaylsis Summary:

Since the evolution of the T-Plan courtyard plan found within the 1929 historic map, the site has become somewhat disillusioned and segregated within its architectural forms resulting in a distinct lack of connection and identity between the interconnected typologies, resulting in a disconnection between the main farmhouse, barn and entrance courtyard from its original historic evolution.

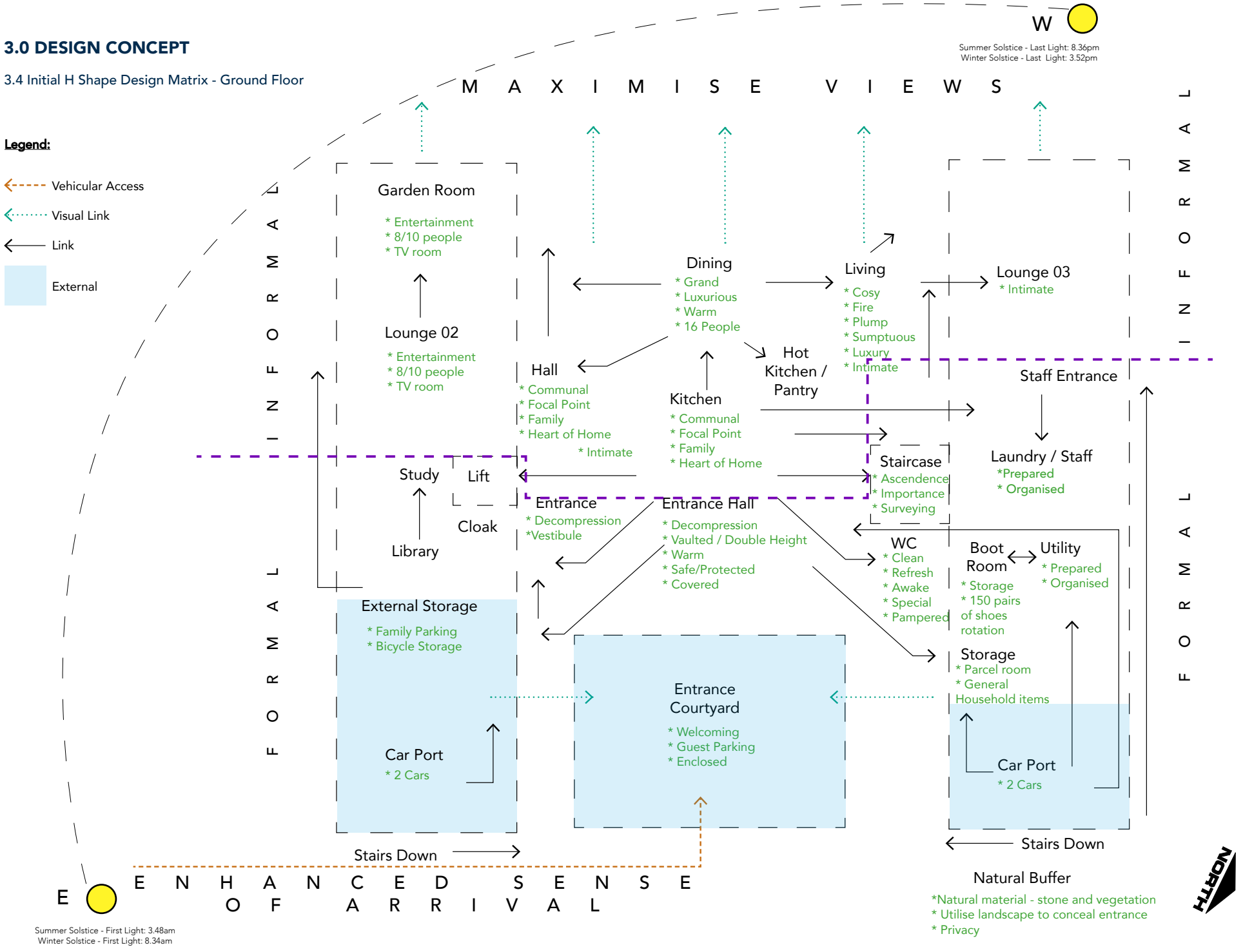
From our research, the next stage of evolution from the T-Plan historically results in the formation of the H-Shape farmstead typology. This typology represents a third range at right angles to the stem of the 'T'.

Our proposed intervention seeks to relocate the main farmhouse between Barn A and Barn B to create the H-Shape Farmstead Typology. The creation of the H-Shape provides a unified architectural form and would allow the viewers to visualise the evolution of the historical setting. The proposal also seeks to introduce an extended meandering driveway to create a grand, central entrance to the entrance courtyard.

The aim and intention of our proposals are to realign the architectural evolution of the site, with a view of locating the replacement dwelling within the defined domestic curtilage and to align within the zone the majority of the existing built form is situated.

3.0 DESIGN CONCEPT

3.4 Initial H Shape Design Matrix - Ground Floor

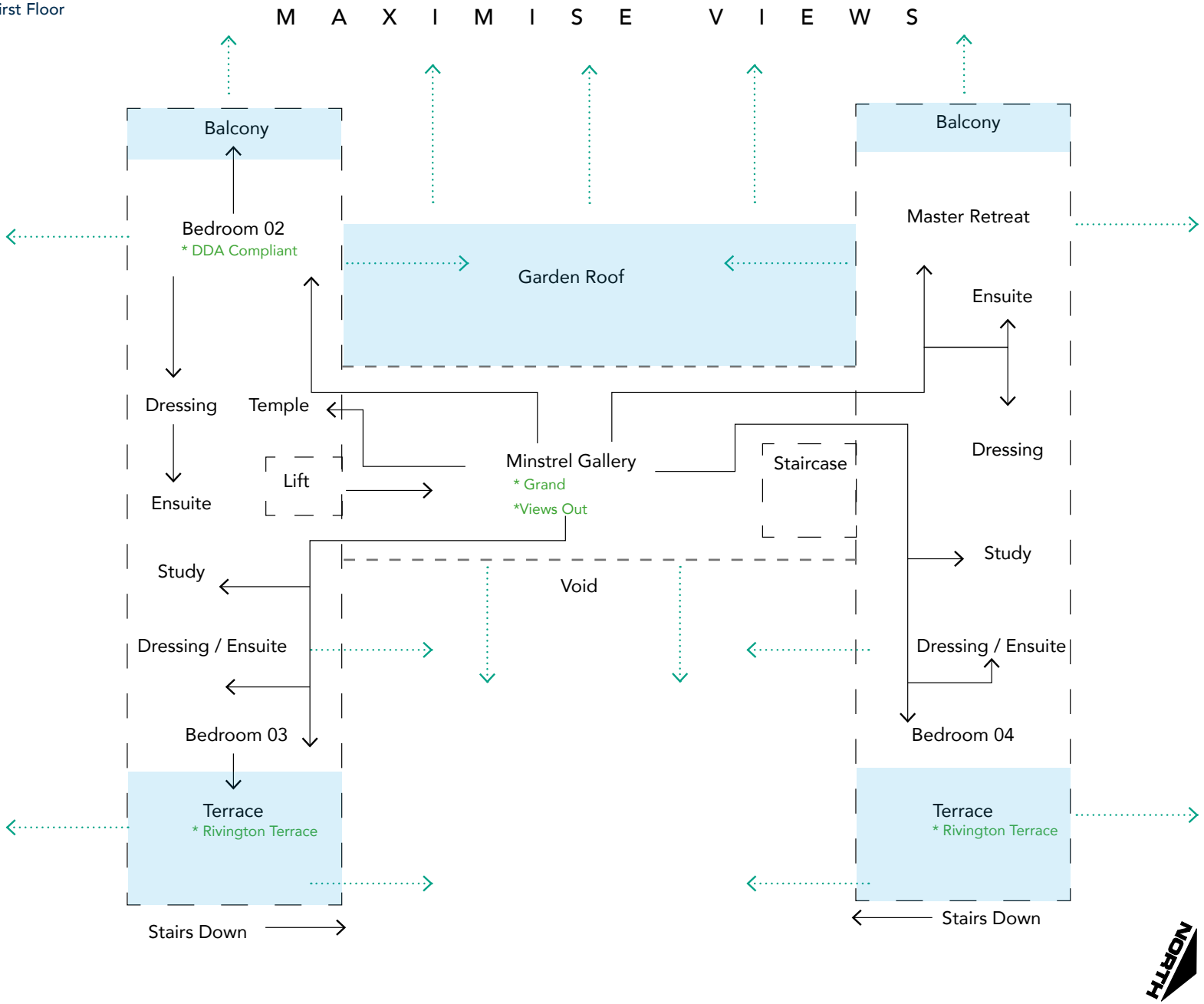


3.0 DESIGN CONCEPT

3.5 Initial H Shape Design Matrix - First Floor

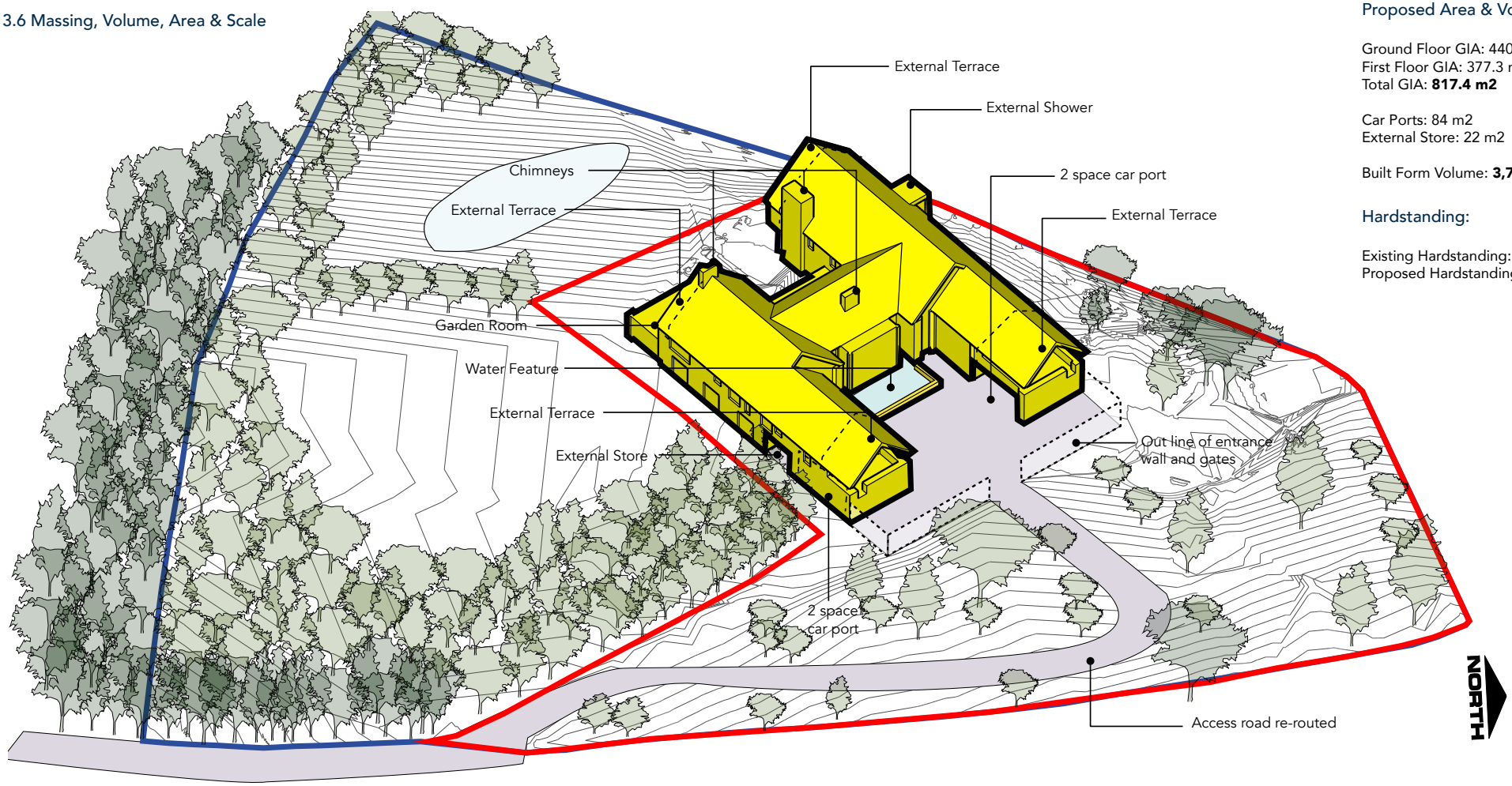
Legend:

- Vehicular Access
- Visual Link
- Link
- External



3.0 DESIGN CONCEPT

3.6 Massing, Volume, Area & Scale



Proposed Area & Volume:

Ground Floor GIA: 440.1 m2
First Floor GIA: 377.3 m2
Total GIA: **817.4 m2**

Car Ports: 84 m2
External Store: 22 m2

Built Form Volume: **3,706.84 m3**

Hardstanding:

Existing Hardstanding: 544.7 m2
Proposed Hardstanding: 420m2

As per section '2.6 Existing Volume' in this document, we have extensively investigated the existing volumes and integrated the extant / current applications explored in our earlier appraisal sections into the volume calculation, ensuring that care is taken for a replacement dwelling in terms of its massing and volume.

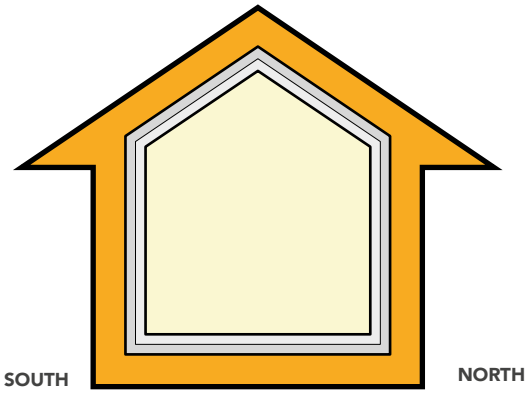
As per section '3.3 Formation of H Shape Farmstead' the evolution of the property underwent a rigorous design process, exploring the spaces and their connection one on another via the design matrix. From this process the plan evolved to give two wings, hosting an asymmetry for an overall length of 19.5m approx. along the southern elevation and 23.5m along the northern. The open car ports them project further past these to take an overall wall formation to 31.5m with an overall width of 29m. This is approximately the same overall width of the existing structures in re-arranged to form the H typology contained on page 25. The house has is two storeys with a large, vaulted ceiling space at first floor level (excluding areas designated for storage or bat loft) with dual ridge heights, the highest being 9.75m from ground level and the lower siting a 1m+ below at 8.5m.

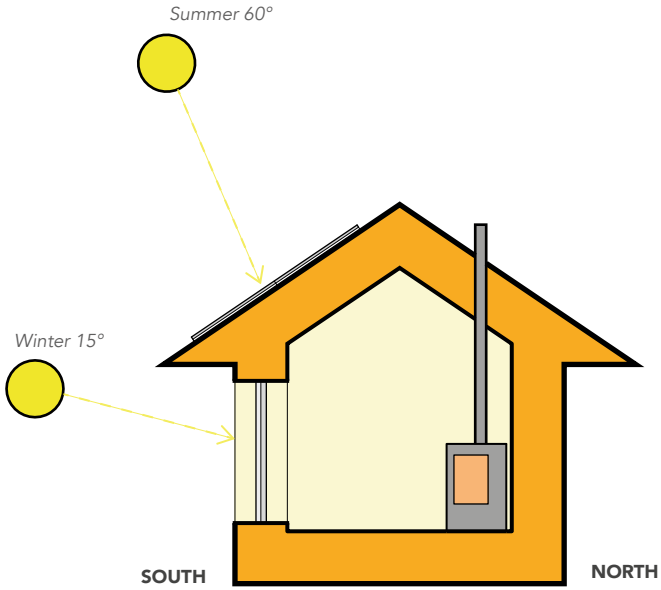
From this we have calculated the replacement dwelling as having a built form volume of 3,706.84m3 a 0.1% decrease from the calculated 3,710.73m3.

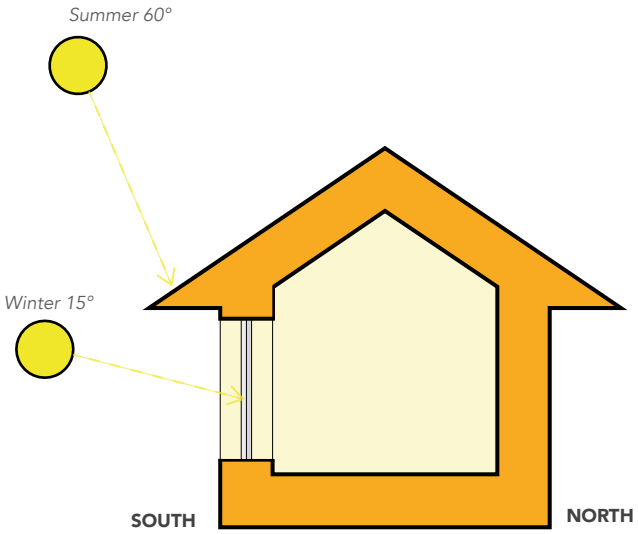
The proposed shall also provide a reduction in hardstanding which is now 124.7m2 below the existing, or a 22.9% decrease a net positive impact for the site.

3.0 DESIGN CONCEPT

3.7 Sustainability Principles







Principle 1: Fabric First Principles

Reduce the amount of energy the building needs in the first place

- *Focus investment on building envelope efficiency.*
- *High levels of insulation = less heat required.*
- *High Airtightness = Less heat loss= less heat required*
- *High performance triple glazed windows = less heat loss*
- *Mechanical Ventilation Heat Recovery (MVHR) = Less Heat Loss*

Principle 2: Passive Solar Gains

- *Majority of glazing facing south to harness low Winter sun.*
- *Shade high Summer sun through use of over-hangs to reduce gains.*
- *High Thermal Mass = Resilience to outside temperature fluctuations.*

Principle 3: Integrated Renewable Technology to Provide Reduced Energy Requirement

- *Biomass, solar and anaerobic digestion each have their pros and cons.*
- *The amount of renewable technology required will be dependent on the size of the dwelling.*
- *Multiple options avail*

Throughout the design process, the desire was also to provide a standard bearer for new build properties far exceeding the current minimum standards contained in AD:L1. Reviewing the Chorley Local Plan the current proposals still reference the now defunct Code for Sustainable Homes initiative, which has largely been absorbed by more recent legislation. Our development intends to meet the 'Future Homes Standard 2025' with over and above considerations on element compositions to retain heat and a symbiotic integration of renewable technologies far exceeding current levels. We believe the above methodoligies are inherent within the design and have been considered at an early stage within the design process.

3.0 DESIGN CONCEPT

3.8 Considerations For Renewable Solutions

The proposed intends to exceed the current notional dwelling values contained within Approved Document L1a: Conservation of Fuel and Power Volume 1: Dwellings 2021 edition with 2023 amendments by exceeding the fabric u-values to coincide with 'The Future Homes Standard 2025' which seeks to reduce CO2 emissions by 75-80%. Below are considerations that are to be implemented. The proposed shall look at also utilising the below in an effort to resolve issues contained in Approved Document F: Ventilation Volume 1: Dwellings & Approved Document O: Overheating.

Solar Thermal:
Solar thermal systems use the heat from the sun to heat your hot water. Solar thermal systems are robust, simple, effective, have a long life and are relatively cheap to install.

Hybrid Solar Panels:
Photovoltaic thermal (PVT) is the best of the combined technologies. PVT looks like a standard PV array but produces high quantities of hot water as well as electricity.

MVHR / Air Purification
Mechanical Vent with Heat Recovery (MVHR) systems are full building ventilation systems that allow for fresh ventilated air to be supplied to living spaces, whilst drawing out bad smells and fumes from cooking from the building securely. This all passes through an exchange which re-purposes the heat into the house. These work well with properties with high levels of airtightness, which reduces energy consumption to the property.

Ground Source Heat Pumps:
Underground pipes take solar energy from the ground and convert it into heat. Ground source heat pumps extract latent heat from buried ground collectors, such as trenches or more expensive boreholes.

Earth Energy Banks:
Contained below ground and within the buildings footprint, this technology works in tandem with Solar Thermal and Heat Pumps, with an array of PV-T panels, which collect the electrical and thermal energy. This generates heat to warm the house as well as provide electricity to run the lighting. Through a heated fluid from the roof through a series of pipes underneath the house, heat is drawn up into the dwelling via the heat pump and operates through a controller that manages the energy within the system.

Low E Glazing
Low E glass has higher insulative properties than standard uncoated glass. Low E glass contains its low-emissivity coating on a surface sealed within the unit, this means the coating is less likely to be damaged or scratched, and will likely retain the vast majority of it's insulating, sun-reflecting and UV protecting powers for many years.

Electrical Vehicle Charging Points:
As part of the project EVC points will be installed to allow for the charging of electrical vehicles.

Environmental Benefits of Sustainable Architecture:
- Conservation and restoration of natural resources
- Reduction in energy consumption and waste
- Protection of ecosystems and environmental biodiversity
- Improvement of air and water quality

Economic Benefits of Sustainable Architecture:
- Reduction in long-term costs and dependence on traditional energy sources
- Improvement in productivity of inhabitants
- Upgrade asset & property values

Social Benefits of Sustainable Architecture:
- Improve the living conditions, health and comfort of inhabitants
- Improve air and water quality
- Minimise demand on local utility infrastructure

The final sizing, location of the above is subject to a specialist consultant design to provide suitable solutions as part of their assessment to exceed the minimum requirements set out in SAP 10.

Building Performance Comparison

Element or System	Notional New Dwelling Specification	Limiting Fabric U-Value	Intended U-Value
Wall	0.18 W/m2K	0.26 W/m2K	0.14 W/m2K
Floor	0.13 W/m2K	0.18 W/m2K	0.11 W/m2K
Roof	0.11 W/m2K	0.16 W/m2K	0.10 W/m2K
Window	1.2 W/m2K	1.6 W/m2K	1.2 W/m2K
Door Opaque	1.0 W/m2K	1.0 W/m2K	1.0 W/m2K
Door Solid	1.0 W/m2K	1.6 W/m2K	1.0 W/m2K
Roof Light	1.7 W/m2K	2.2 W/m2K	1.4 W/m2K
Glazing G Value	0.45	0.45	0.38
Air Permeability	5 m3 (hm2) at 50Pa	8 m3 (hm2) at 50Pa	1.5 m3 (hm2) at 50Pa

SDA Design parameters

3.0 DESIGN CONCEPT

3.9 Sustainability Summary

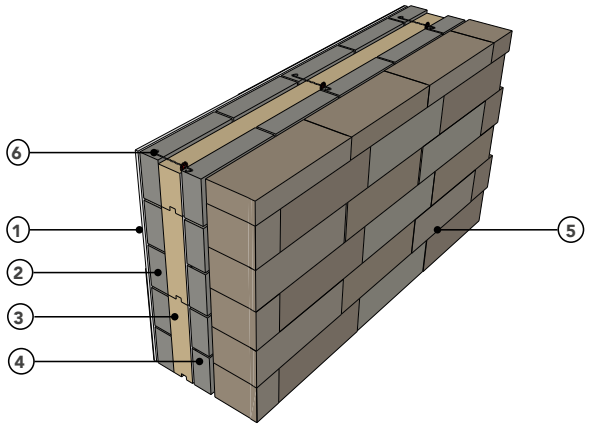
In summary and through the exploration of all three of the principles contained in '3.7 Sustainability Principles' a fabric first approach to the proposed, the intention is to far exceed current minimum u-value requirements, this fabric first aproach has resulted in additional increase in footprint which we believe is required in achieve aesthetic and energy efficient solutions to the buildings performance.

The design has been oriented to with principle rooms to be situated along the south and eastern elevations, maximising the day light. To counteract recent legislation and concerns on over-heating, Low-E glazing with an increased coated, and through MVHR the house will ventilate continuously and should not take in redudant solar gains.

The house shall also use a series of renewable technologies to heat, and provide electricity to the lighting through the combi-nation of PVT, GSHP and EEB. The system works in tandem as detailed further in section '3.8 Considerations For Renewable Solutions' which commits towards the zero carbon solution for homes and is ahead of the 2025 Future Homes Standard.

The intention following a positive determination would be engage with an energy assessor and provide a design stage SAP and EPC that would commit to these standards and further detail these designs with accredited MEP consultant.

Policy 27: Sustainable Resources and New Developments in the Adopted Chorley Local Pan 2012 - 2026 outlines a requirement of energy efficency for new developments. As Code for Sustainable Homes is no longer in action, the intention as previously noted is to far exceed the current transitional arrangements ahead of the intended Future Homes Standard requirements that are set to be introduced in 2025.



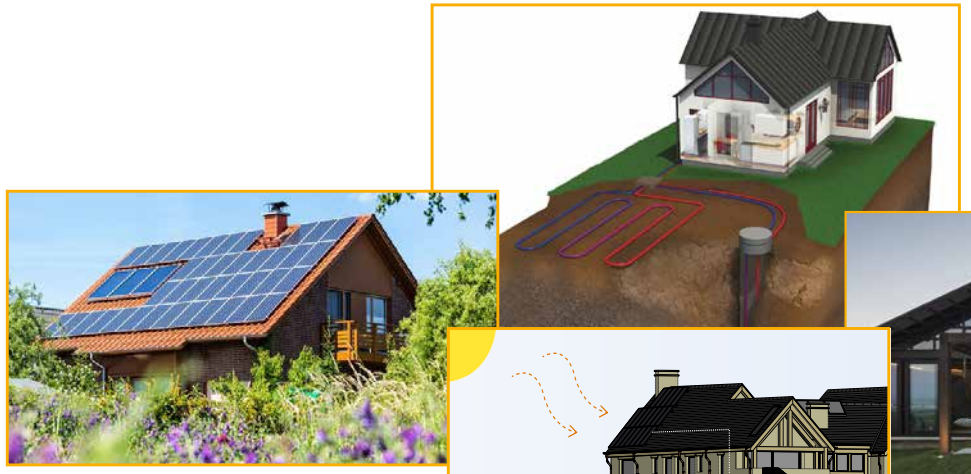
Proposed External Wall Composition - Internal View

Walll Composition Detail

1 - 15mm Plasterboard on dabs with 3mm skim finish.
2 - 100mm Aereated concrete 7N/mm2 block.
3 - 115mm Celotex Thermaclass Cavity Wall 21 with 10mm residual cavity.
4 - 100mm dense concrete sacrificial blockwork skin.
5 - 250mm Natural locally sourced stone.
6 - Wall Ties to S.E Details.

Total wall thickness = 613mm

Ground Source Heat Pump (GSHP)



Photovoltaic thermal (PVT)

Low E Glazing

Earth Energy Bank (EEB)

3.0 DESIGN CONCEPT

3.10 Material Considerations

As described earlier, in '2.4 Site Feasibility: Wider Photograph materiality' Rivington is a small rural village, with a series of farmsteads and dwellings located along the main roads of Rivington Lane. With a few exceptions it's context is of a typial Lancashire village, with attractive locally sourced stone, slate roofing and traditional stone detailing around the fenestration.

Windows are typically traditional sash towards Sheep House Lane, with a few exceptions towards Lever Park, notably the recently constructed and extended Middle Derbyshire Farm.

The intention as part of the redevelopment of the site is to be mindful of the immediate and wider context, utilising the material palettes found in and of the area to compliment it's historic and agricultural setting. As is typical in these settings, materials are often natural found locally and sympathetic within the landscape.

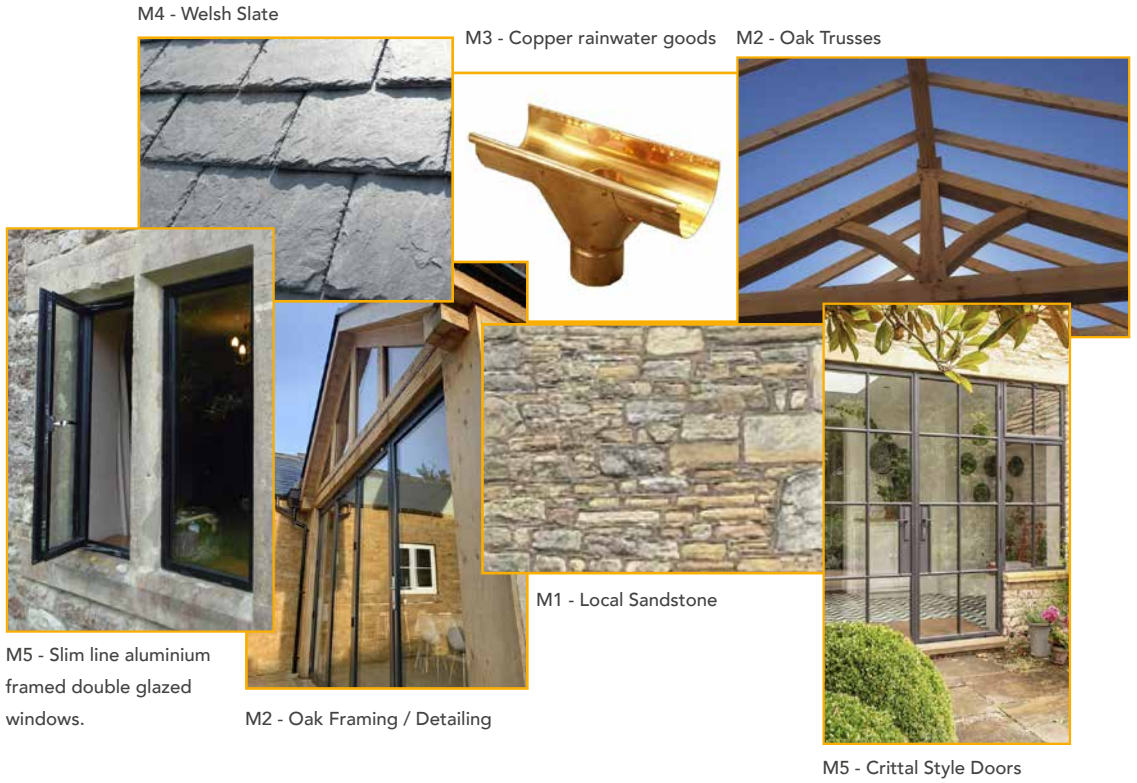
Light natural stone shall be the primary material to clad the facades, this is to be of high quality and locally sourced in a semi-dry configuration. The roof is to be primarily natural / welsh slate of high quality with matching ridges. Similar to Middle Derbyshire farm the intention is to utilise copper down pipes and rainwater guttering, with accents around chimney dressings / flashings maintaing the rustic feel within the buildings vernacular.

The intention is to recycle / reuse all of the existing sandstone & quoins the Main House and Barn have, ensuring none of this leaves the site, with additional being sourced from one of local quarries Montcliffe or Pilkington which are a short distance from the site, while slate is also to be reused and where required additional sourced as locally to the site as possible.

Windows, Gables are to be accented with treated oak detailing with a feature perimeter band at finished floor level. This is to be continued around eaves and the front entrance projection which are all to be oak, oiled for a natural appearance.

Windows are to be genrally black aluminium framed double glazed units, slim lined and configured to a checked reveal to minimise the frame proportions and maximise views out towards the entrance and surrounding landscaping, with instances of traditional crittal style units towards the rear. Solid doors generally are to be oak for a coherence and restricted material palette.

We feel this approach introduces more traditional architectural forms but with a dash of contemporary detailing.



3.0 DESIGN CONCEPT

3.11 Ecological Enhancements

As part of any sensitive rural conversion an assessment by a local licensed Ecologist is essential to better understand the ecological findings of the site and building in which you are wishing to convert.

As part of professional development of the scheme our clients appointed ERAP Ecology who were instructed to undertake a survey of the site and building.

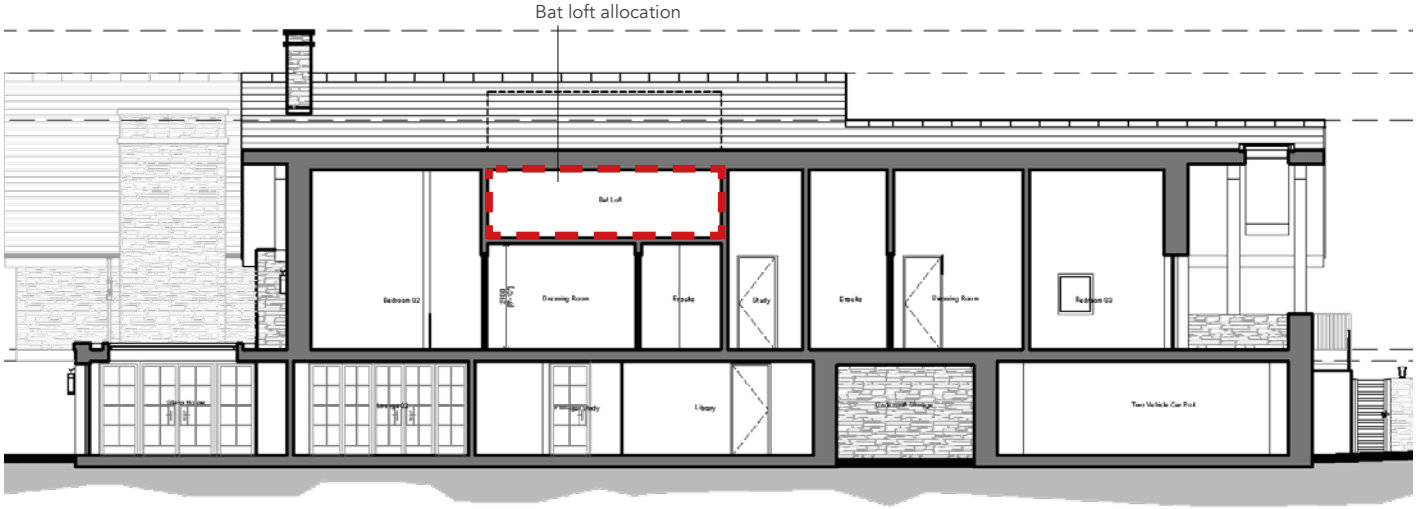
The report observed two types of bats to be found within the existing dwelling where were pipistrelle and brown long-eared bat. Nothing was observed in the barns and there was no indication of a maternity roost.

From this assessment and information provided by ERAP the design shall implement two recessed external bat boxes below the eaves to both sides of the building, this is due to the pippestrelle being more of a crevice dweller.

The building shall also accomodate a large area above the first floor dressing room to bedroom 2, which shall provide an area of 24m2 with an approximate height from top of the rafter to underside of the apex of 3.4m. This is far in excess of the recommendations for such allowances.

Access into the bat loft is to be via a bat slate to the southern elevation roof in accordance with the bat Mitigation Strategy provided by ERAP.

The intention is to also provide a full landscaping proposals that would integrate native plant species, such as night-scented flowers to attract bats. Further details are contained on page 41 of this document as well as the Barnes Walker Landscaping proposals.



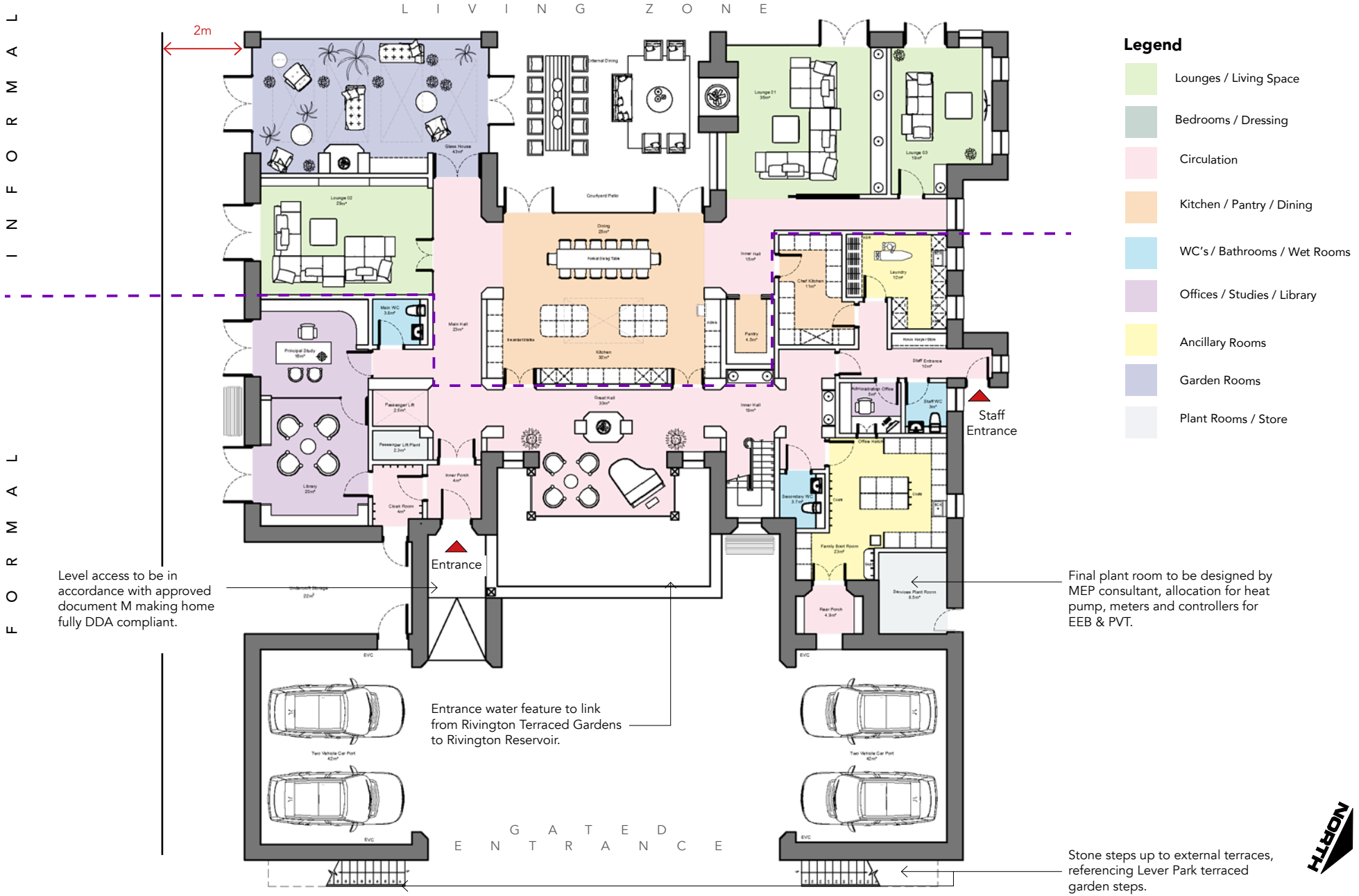
Night scented flowers

Brown Long-Eared Bat

Bat box

3.0 DESIGN CONCEPT

3.12 Ground Floor Plan as 'Proposed'



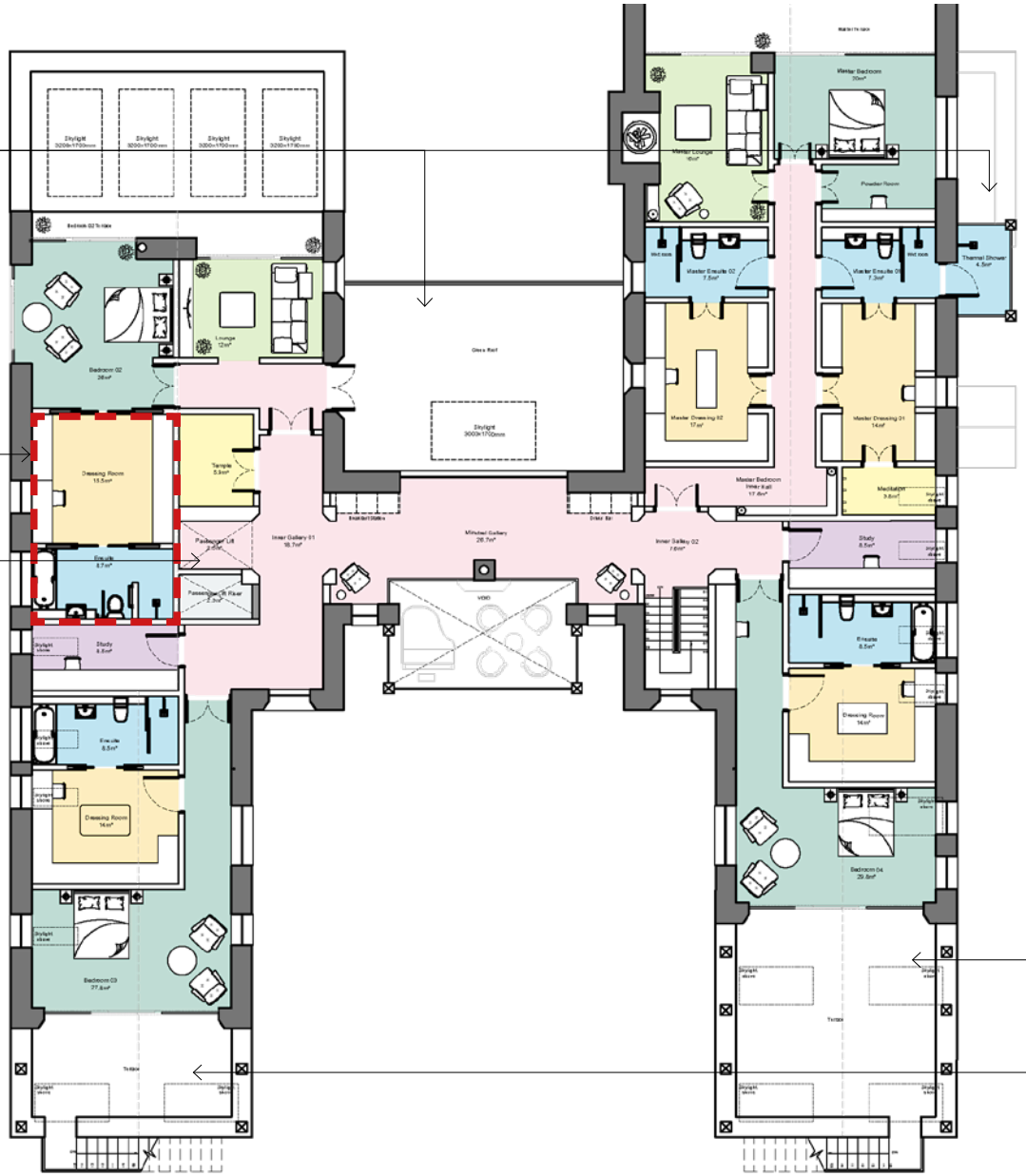
3.0 DESIGN CONCEPT

3.13 First Floor Plan as 'Proposed'

Green roof over for biodiversity enhancement and softening into landscape.

Dashed red zone denotes allocation for bat loft space approximately 24m2 in line with ERAP recommendations.

Proposed lift for accessible vertical travel.



External terraces above open car-ports.

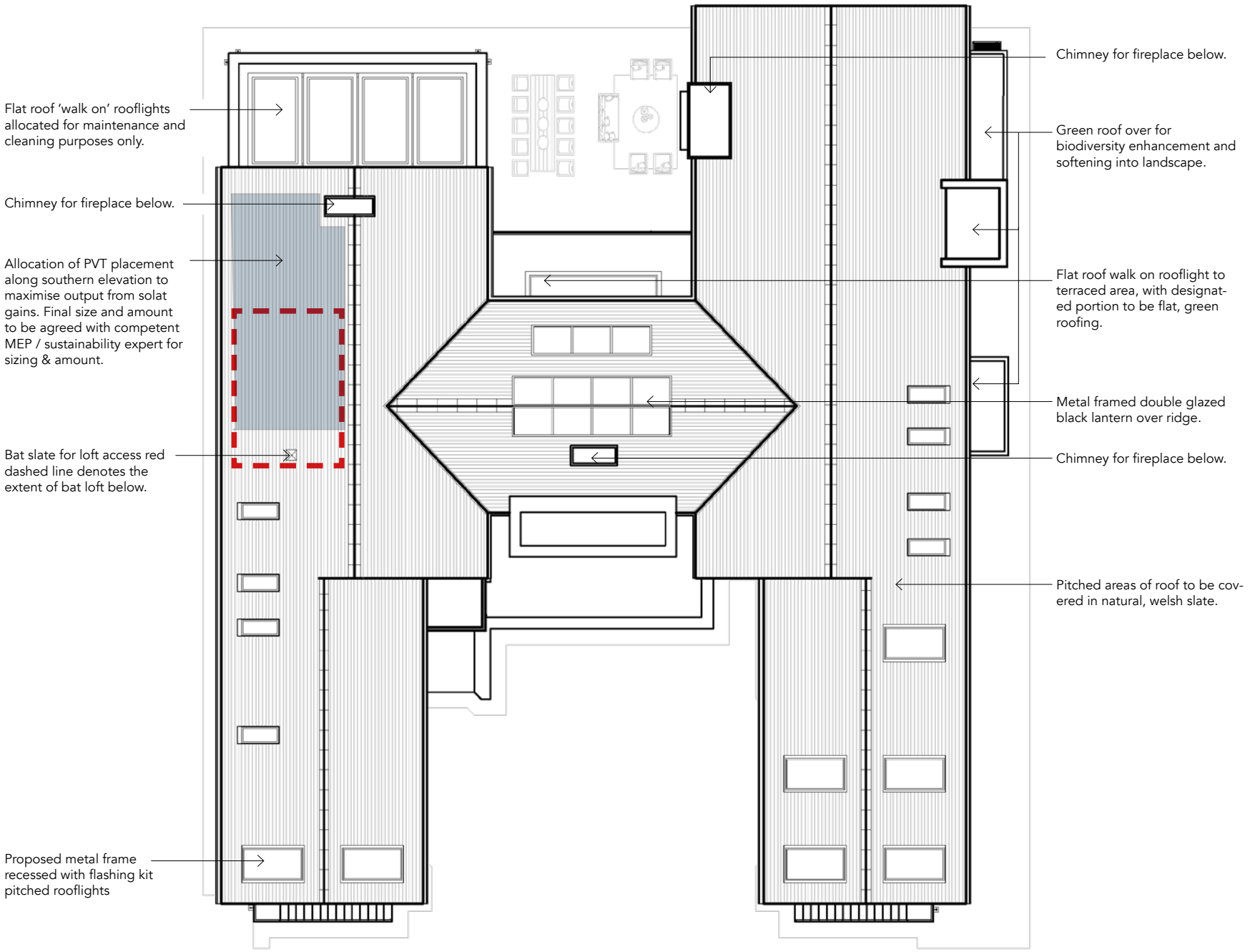
Legend

- Lounges / Living Space
- Bedroom
- Dressing
- Circulation
- Kitchen / Pantry / Dining
- WC's / Bathrooms / Wet Rooms
- Offices / Studies / Library
- Temple / Meditation
- Garden Rooms
- Plant Rooms / Store

NORTH

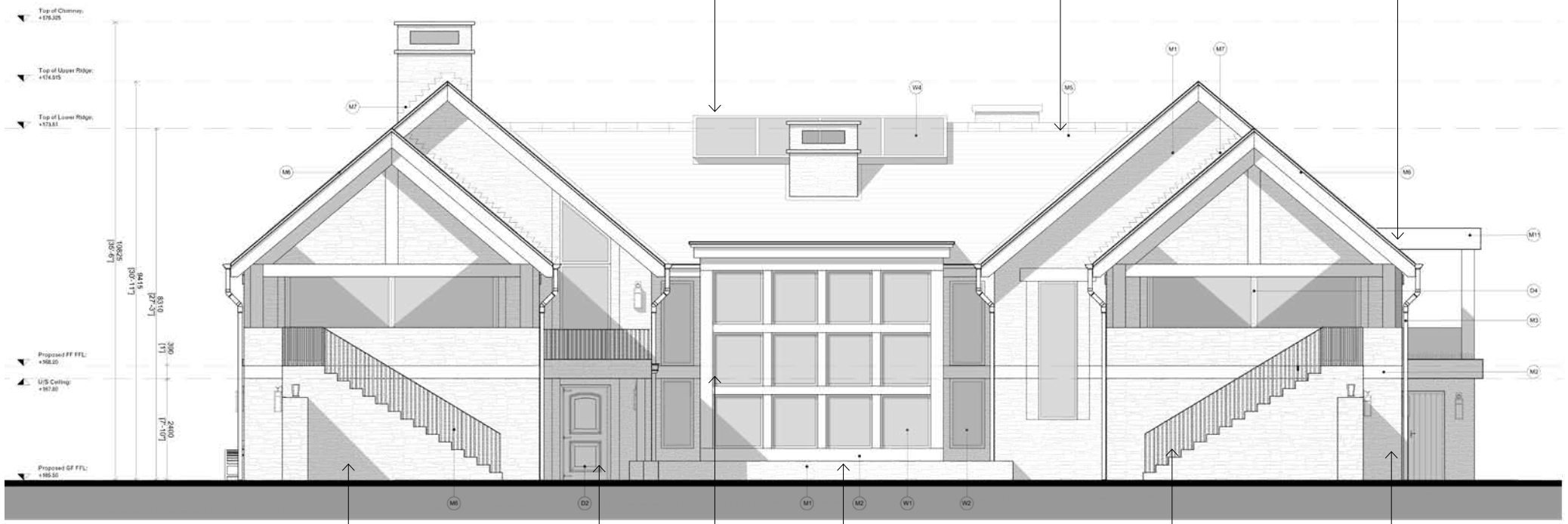
3.0 DESIGN CONCEPT

3.14 Roof Plan as 'Proposed'



3.0 DESIGN CONCEPT

3.15 Elevations as 'Proposed'

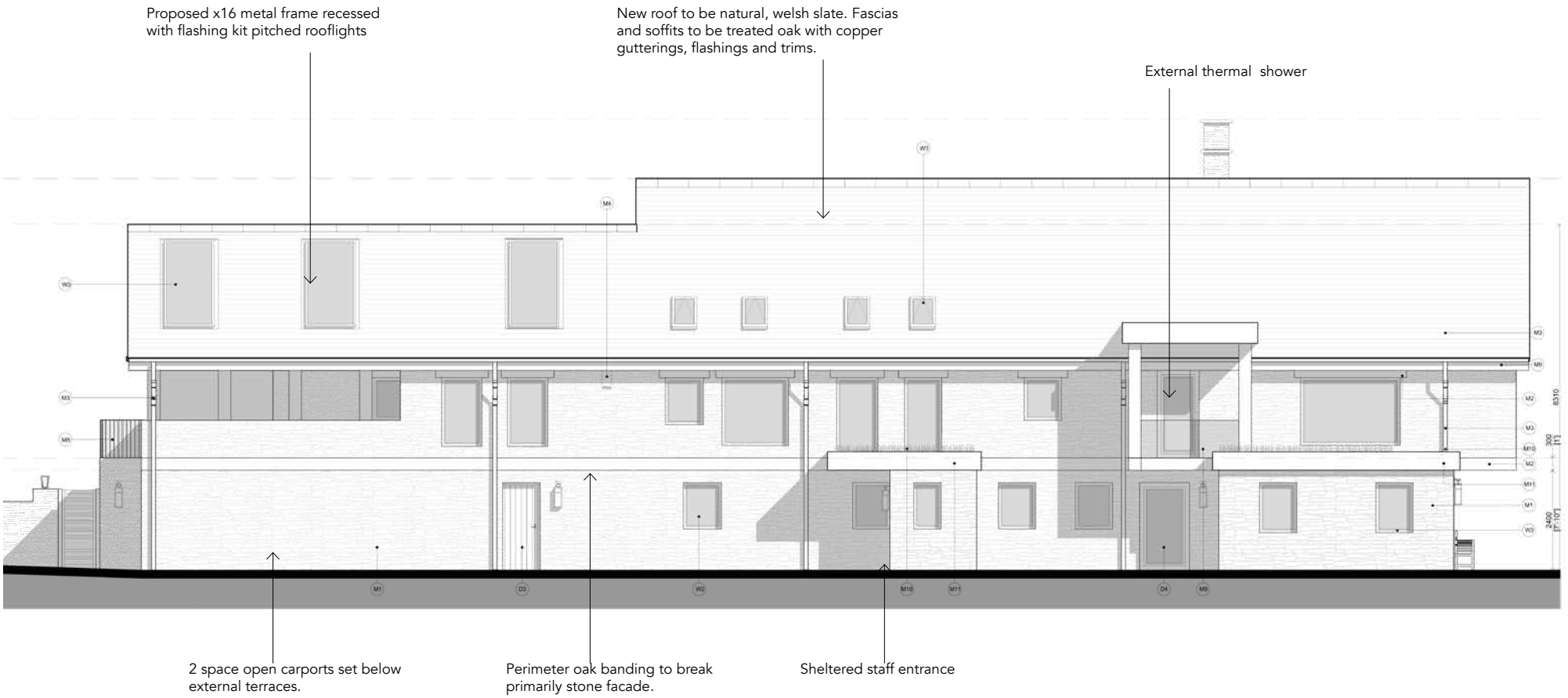


E N H A N C E D S E N S E O F A R R I V A L

East Elevation as 'Proposed'

3.0 DESIGN CONCEPT

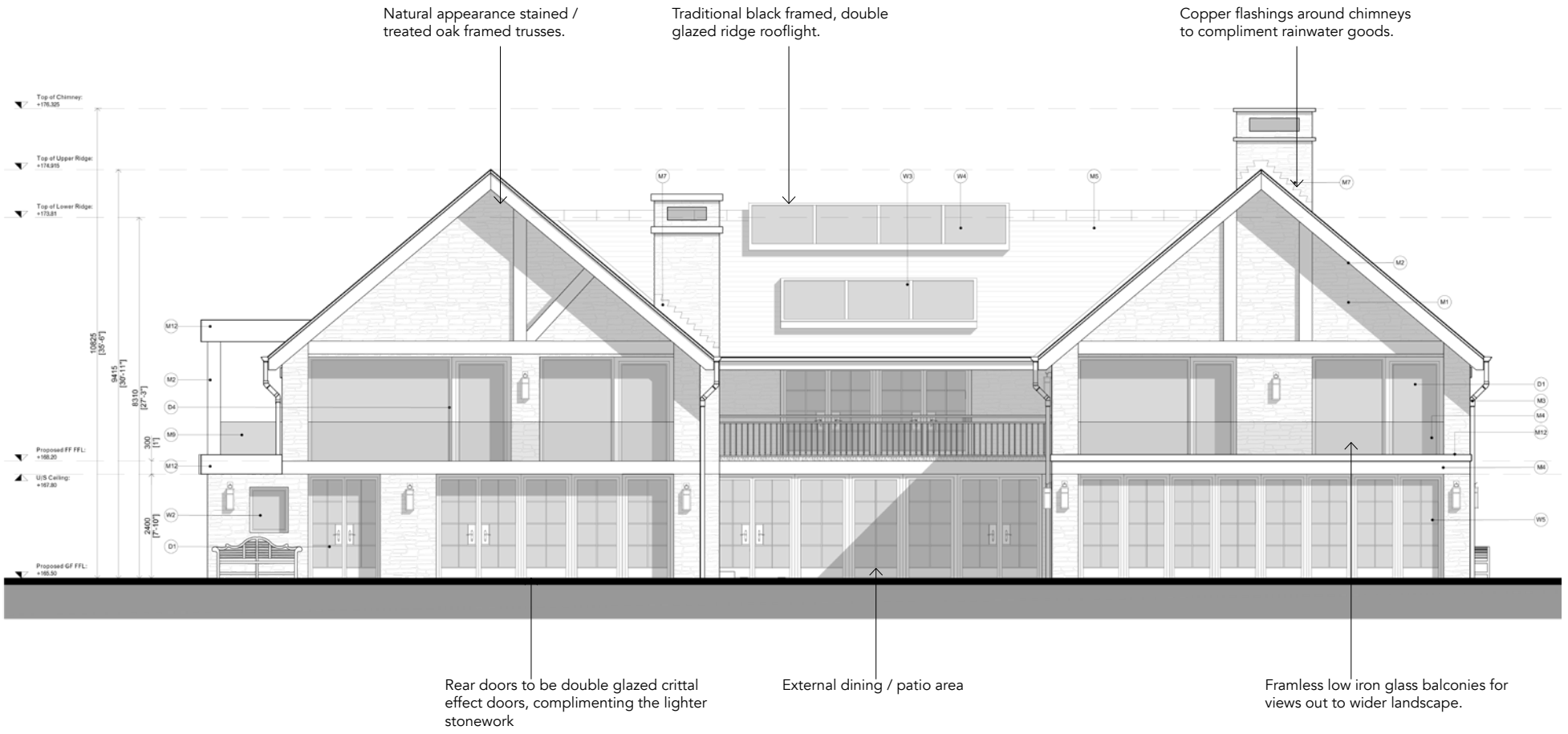
3.15 Elevations as 'Proposed'



North Elevation as 'Proposed'

3.0 DESIGN CONCEPT

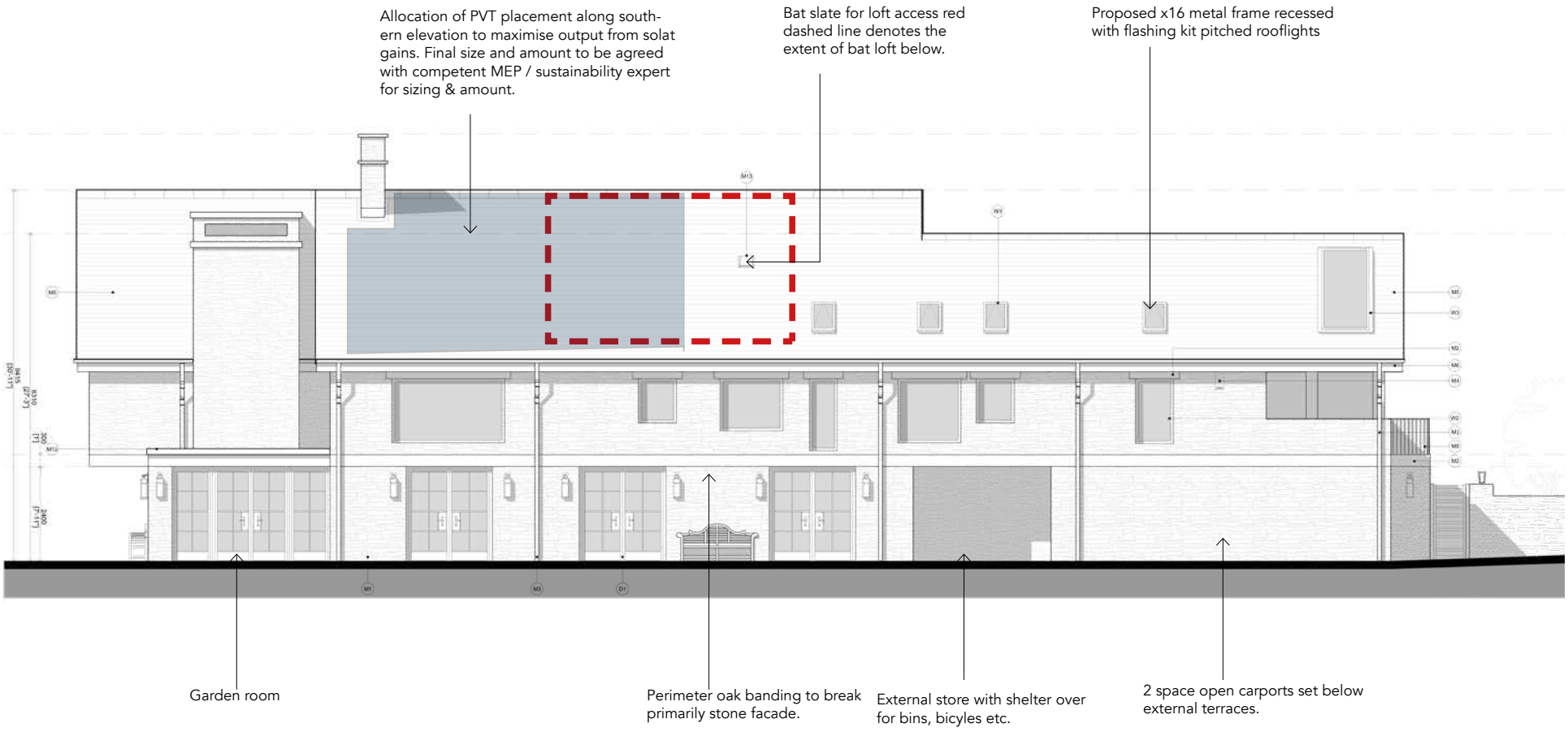
3.15 Elevations as 'Proposed'



West Elevation as 'Proposed'

3.0 DESIGN CONCEPT

3.15 Elevations as 'Proposed'



South Elevation as 'Proposed'

3.0 DESIGN CONCEPT

3.16 Landscape Characteristics and Enhancement

The landscape design has been prepared by landscape architects Barnes Walker, as a fully detailed proposal on hard and soft landscaping, their information is appended to the submission pack.

Their supporting information further conveys the narrative of how the current landscape is to undergo alterations as part of the replacement dwelling application and how the landscape has been recultivated and enhanced as part of the proposed.

The landscape proposals include areas of new native woodland to bolster the existing woodland south of the site, new native tree planting, native nedgerow native scrub planting and areas of wildflower meadow. All species have been carefully selected to blend with the existing palette in the site's surrounding context so that the proposals will sit comfortably in the immediate landscape setting.

An informal orchard is proposed to the front of the property consisting of traditional native species including Apple, Crab Apple Wild Cherry and Bird Cherry trees. This will be under sown with a native species wildflower meadow mix suitable for site soils Proposed hard materials include a muted palette of natural stone, gravel and reclaimed gritstone setts to compliment the rural landscape setting. The site will be accessed through cast iron gates set within a stone wall to complement the existing dry stone wall along the eastern site boundary. The entrance is laid with reclaimed gritstone setts which mark the threshold to the property. A long sweeping gravel driveway approaches the property, framed by an embankment with native species understorey planting to the east and an area of wildflower meadow to the west, revealing a glimpse of the property between proposed tree planting. Immediately in front of the property is the private parking court laid with reclaimed setts and framed by natural stone paths.

Proposed boundary treatments include new lengths of stockproof fencing where appropriate to tie in with the existing, stone retaining walls, native hedgerow planting and black estate railing within the private garden area. The landscape proposals are carefully considered to be sensitive to the site's context whilst complimenting the proposed architecture and creating a welcoming landscape setting to the proposed development. Landscape proposals will significantly increase the quality and quantity of landscape features on site whilst helping the development proposals to blend seamlessly within the surrounding landscape.


Gritstone Kerb


Loose Gravel

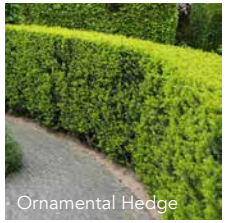

Sandstone Setts


Sandstone Paving


Plants & Shrubs


Native Scrub Mix


Wildflower Meadow

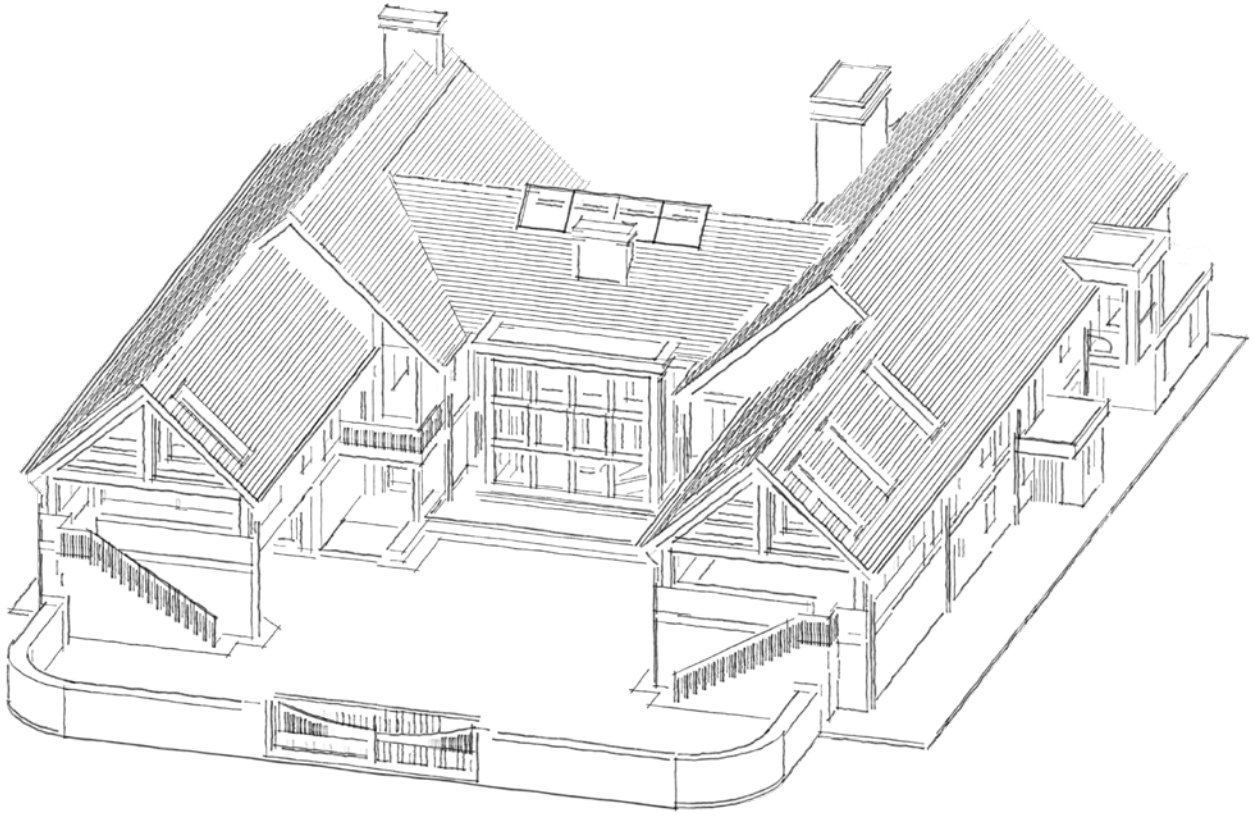

Ornamental Hedge


Lawn


Parasol Tree

4.0 DESIGN SUMMARY

4.1 Conclusion



Early Concept Sketch - Front Isometric

In summary, it is considered that the proposed scheme will be a catalyst to promote the highest quality of architecture, replacing the former barns and 'arts and crafts' style dwelling adding to the sites rich history of evolution as documented in section '2.5 Historic Appraisal – Historic Mapping' and '2.6 Historic Appraisal – Archaeological Investigations'.

The replacement dwelling has been carefully designed to assume the H typology but not present as a single block of built form. The elevations typology has presented a contemporary take on a modern manor house, with the grandeur and traditional detailing that have drawn from the surrounding context. Its materiality is natural, locally sourced and restricted fitting in suitable with the landscape.

Policy HS6 for replacement dwellings which states:
"And in the Case of the Green Belt, Safeguarded Land or Area of Other Open Countryside:
d) The proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling; and
e) The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage. Increases of up to 30% (volume) are not considered to be materially larger."

Reviewing Policy 27 of the Chorley Local Plan, and as explored on pages 30 – 32 the house raises the standards on what is to be expected for new dwellings and their requirement to not only be architectural distinctive and aesthetically pleasing within its setting, but to provide a lower carbon footprint to the environment. We believe setting the precedent for the area shall act as a standard bearer to replacement dwellings and notably new build properties for the area with a combination of fabric first, highly insulated construction techniques with integrated renewable solutions that work in tandem to reduce the need for fossil fuel supply for heating and energy.

Reviewing section '3.6 Massing, Volume, Area & Scale' The built form volume is below the permissable calculated amount The proposed also reduces hardstanding by 22.9%.

The landscape provides native bushes, hedgerows and trees as designed by Barnes Walker. This is seen as an overall benefit to reverse former trends in reducing local wildlife, beautifying the area further.

The short-term economic benefits for this site shall see competent, high-skilled local contractors undertaking the project with the procurement of local materials in line with the materials legend on drawings 355-4-11-PP-Elevations Rev A as Proposed Sheet 1 of 2 & 355-4-12-PP-Elevations as Proposed Sheet 2 of 2 Rev a.

Overall, we believe the proposed creates a high-quality beautiful place with high levels of sustainability and ecological enhancements that aligns with the NPPF goals set out in Section 12: Achieving Well-Designed Places. There is also a comittment to recycle existing stone, slate, and where possible timber to reduce site waste and the negative contribution towards landfill.

We therefore strongly feel that the proposal should be granted planning permission.

5.0 CREDITS

5.1 Project Consultants

Architectural Consultants
Studio SDA Architecture.
Astley House,
29 Queens Road,
Chorley,
PR7 1JU
contact@studiosda.co.uk
01257 441 512

Independent Planning Consultants
Knightsbridge Planning Ltd.
Astley House,
29 Queens Road,
Chorley,
PR7 1JU
info@knightsbridgeplanning.com
01257 826 592

Landscape Designers
Barnes Walker Ltd.
Wearlee Works,
Longley Ln,
Sharston Industrial Area,
Wythenshawe,
Manchester
M22 4WT
design@barneswalker.co.uk
0161 946 0808

Ecologists
ERAP Consultant Ecologists Ltd
Chorley Business and Technology Centre
East Terrace,
Euxton Lane,
Euxton,
PR7 6TE
mail@erap.co.uk
01772 750502

Heritage Consultant
Minerva Heritage Ltd.
4 Pierce Close,
Lancaster,
LA1 5EQ
info@minervaheritage.com
01524 65206

Archeological Consultant
Matrix Archaeology Ltd.
36 Highfield Road,
Stretford,
Manchester,
M32 8NQ
matrixarch@btconnect.com

Measured Building/ Site Surveyor
Survey Operations,
Smith Street,
Skelmersdale,
Lancashire, WN8 8LN
mail@surveyops.co.uk
01695 725662

CGI Artists
Vortex CGI
Astley House,
29 Queens Road,
Chorley,
PR7 1JU
01257 834573
info@vortexcgi.com

6.0 SUBMISSION DOCUMENTS

6.1 Drawing Register

355-2-01-PP	Site Location Plan as ‘Existing’
355-2-02-PP	Site Plan as ‘Existing’ - Rev A
355-2-12-PP	Site Plan as ‘Proposed’ - Rev A
355-3-01-PP	Main House - Floor Plans as ‘Existing’
355-3-02-PP	Barn A - Floor Plans as ‘Existing’
355-3-03-PP	Barn B - Floor Plans as ‘Existing’
355-3-11-PP	Ground Floor as ‘Proposed’ - Rev A
355-3-12-PP	First Floor as ‘Proposed’ - Rev A
355-3-13-PP	Roof Plan as ‘Proposed’
355-4-01-PP	Main House - Elevations as ‘Existing’
355-4-02-PP	Barn A - Elevations as ‘Existing’
355-4-03-PP	Barn B - Elevations as ‘Existing’
355-4-11-PP	Elevations as ‘Proposed’ Sheet 1 of 2 - Rev A
355-4-12-PP	Elevations as ‘Proposed’ Sheet 2 of 2 - Rev A
355-5-11-PP	Sections as ‘Proposed’ - Rev A

SDA

Astley House, Studio One, 29 Queens Road, Chorley, Lancashire, PR7 1JU

contact@studiosda.co.uk
www.studiosda.co.uk
01257 441 512

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